LOT 32
IN OR 2217/179
BEACHWAY @ NASSAU LAKE #1B

AH4R PROPERTIES LLC
ATTN: PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2025

27-2N-28-014B-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

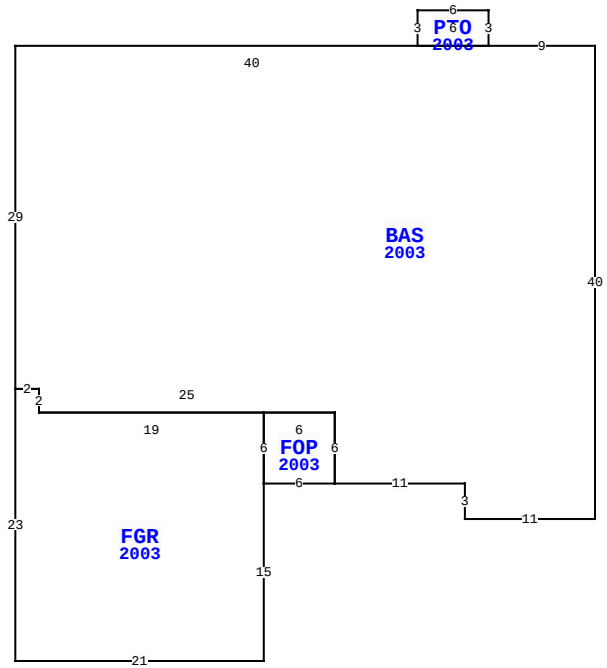
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4057.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	2003	1,680	222,126
FGR	445	55	2003	245	32,394
FOP	36	30	2003	11	1,454
PTO	18	5	2003	1	132
TOTALS	2,179			1,937	256,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,937	111.9160	147.73	286,153	2003	2003	0	0	0	10.50	89.50

1 SNGL FAM – 0% - 0 Heated Area: 1680 HX Base Yr



96032 WATERWAY CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	256,107
TOTAL MARKET OB/XF VALUE	4,965
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	346,072
SOH/AGL Deduction	61,915
ASSESSED VALUE	284,157
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	284,157
TOTAL JUST VALUE	346,072
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	323,956

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1711108	REPAIR/RRF	0	12/13/2017
B0311203	CO ISSUED	0	09/26/2003
B0311203	NEW CONSTR	126,010	06/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2217/0179	8/08/2018	WD	Q	I	01	208,000
GRANTOR: MORRIS LARRY R II & D						
GRANTEE: AH4R PROPERTIES LLC						
1176/0683	9/30/2003	WD	Q	I		145,500
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: MORRIS LARRY II & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W9 PTO=[YR=2003] N3 W6 S3 E6 $ W40 S29
FGR=[YR=2003] S23 E21 N15 FOP=[YR=2003] E6 N6 W6 S6$ N6 W19
N2 W2$ E2 S2 E25 S6 E11 S3 E11 N40$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	0	0	0	890.00	SF	5.20	5.20	100	2003	2003	3	82	3,795	
2	0475	VF 4 SBPL	0	0	0	0	137.00	LF	14.00	14.00	100	2004	2004	3	61	1,170	

LAND DESCRIPTION

TOTAL OB/XF 4,965

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS