LOT 34
IN OR 1354/209
BEACHWAY @ NASSAU LAKE #1B

THE DARLINGTON TRUST #2/MORRIS W A TRUSTEE
1415 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-014B-0034-0000

BUILDING CHARACTERISTICS

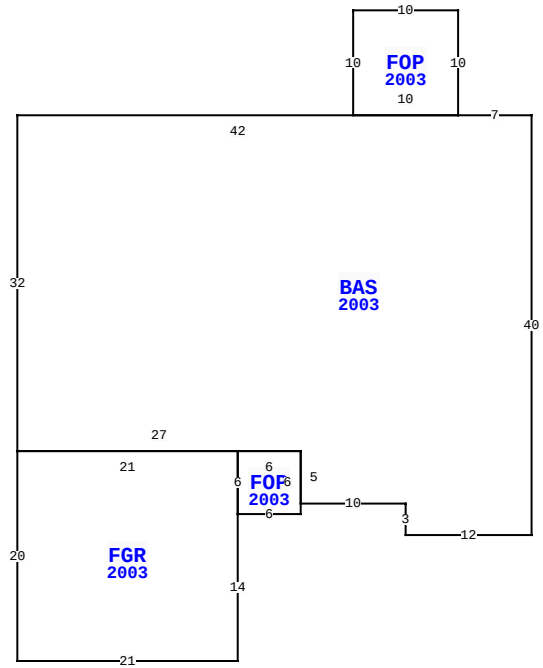
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,714	100	2003	1,714	212,544
FGR	420	55	2003	231	28,645
FOP	36	30	2003	11	1,364
FOP	100	30	2003	30	3,720
TOTALS	2,270			1,986	246,273

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,986	104.7620	138.29	274,644	2003	2003	0	0	0	10.33	89.67

1 SNGL FAM – 0% - 0 Heated Area: 1714 HX Base Yr



96054 WATERWAY CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	246,273
TOTAL MARKET OB/XF VALUE	3,364
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	334,637
SOH/AGL Deduction	61,204
ASSESSED VALUE	273,433
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	273,433
TOTAL JUST VALUE	334,637
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	312,907

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311389	NEW CONSTR	126,080	07/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1354/0209	9/29/2005	WD	Q	I	06	100
GRANTOR: DARLINGTON RICHARD						
GRANTEE: MORRIS W A TRUSTEE						
1186/1871	11/06/2003	WD	Q	I		134,100
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: DARLINGTON RICHARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W7 FOP=[YR=2003] N10 W10 S10 E10$ W42 S32
FGR=[YR=2003] S20 E21 N14 FOP=[YR=2003] E6 N6 W6 S6$ N6 W21$
E27 S5 E10 S3 E12 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	789.00	SF	5.20	5.20	100	2003	2003	3	82	3,364	

LAND DESCRIPTION

TOTAL OB/XF 3,364

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 06/24/2020 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS