LOT 36
BEACHWAY @ NASSAU LAKE #1B
PB 6/303

LYNN DANIEL/
96063 WATERWAY CT
FERNANDINA BEACH, FL 32034

2025

27-2N-28-014B-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

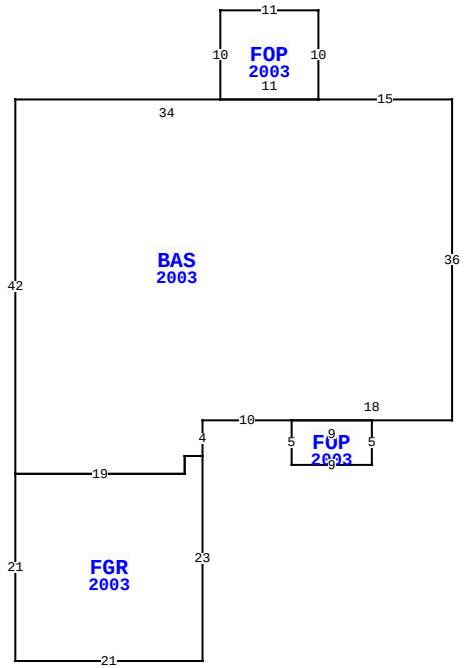
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,886	100	2003	1,886	233,873
FGR	445	55	2003	245	30,381
FOP	45	30	2003	14	1,736
FOP	110	30	2003	33	4,093
TOTALS	2,486			2,178	270,082

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,178	104.7620	138.29	301,196	2003	2003	0	0	0	10.33	89.67

1 SNGL FAM – 100% - 2021 Heated Area: 1886 HX Base Yr 2021



96063 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		270,082
TOTAL MARKET OB/XF VALUE		59,226
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		414,308
SOH/AGL Deduction		126,471
ASSESSED VALUE		287,837
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		237,115
TOTAL JUST VALUE		414,308
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005614	SWIM POOL	58,168	04/11/2022
21015135	REPAIR/RRF	12,369	11/02/2021
B0311338	NEW CONSTR	138,258	06/24/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	10/11/2013	CN	Q	I	02	170,000
GRANTOR: GIBBS MICHAEL L						
GRANTEE: LYNN DANIEL						
1860/1905	6/07/2013	WD	Q	I	01	117,000
GRANTOR: RICKMAN DEBORAH E						
GRANTEE: GIBBS MICHAEL L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W15 FOP=[YR=2003] N10 W11 S10 E11$ W34 S42
FGR=[YR=2003] S21 E21 N23 W2 S2 W19$ E19 N2 E2 N4 E10
FOP=[YR=2003] S5 E9 N5 W9$ E18 N36$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0811	CONCRETE B	0	100	0	0	856.00	SF	5.20	5.20	100	2003	2003	3	82	3,650	
3	0861	POOL GUNIT	0	100	0	0	520.00	SF	85.00	85.00	100	2024	2023		98	43,316	
4	0855	CONC PAVER	0	100	0	0	925.00	SF	10.00	10.00	100	2024	2023		100	9,250	

LAND DESCRIPTION

TOTAL OB/XF 59,226

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 02/13/2024 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS