

LOT 37
IN OR 1718/1628 & OR 1969/764
BEACHWAY @ NASSAU LAKE #1B

SMITH DAWN
96029 WATERWAY CT
FERNANDINA BEACH, FL 32034

2025

27-2N-28-014B-0037-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
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	1,751	100	2003	1,751	217,132
FGR	420	55	2003	231	28,645
FOP	30	30	2003	9	1,116
PTO	36	5	2003	2	248
TOTALS	2,237			1,993	247,141

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	0	0	0	839.00	SF	5.20

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,993	104.7620	138.29	275,612	2003	2003	0	0	10.33	89.67
1 SNGL FAM - 0% - 0 Heated Area: 1751 HX Base Yr											
96029 WATERWAY CT, FERNANDINA BEACH											

96029 WATERWAY CT, FERNANDINA BEACH										XF DATE		LAND DATE		04/29/2025		MLU	
										INC DATE		AG DATE					
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES							
1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010								
839.00	SF	5.20	5.20	100	2003	2003	3	82	3,577								

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:			
BUILDING MARKET VALUE					247,141
TOTAL MARKET OB/XF VALUE					6,587
TOTAL LAND VALUE - MARKET					85,000
TOTAL MARKET VALUE					338,728
SOH/AGL Deduction					55,394
ASSESSED VALUE					283,334
TOTAL EXEMPTION VALUE					0
BASE TAXABLE VALUE					283,334
TOTAL JUST VALUE					338,728
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					316,994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311005	NEW CONSTR	126,010	04/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1969/0764	3/16/2015	FJ	U	I	11	0
GRANTOR: MARSH DENNIS						
GRANTEE: SMITH DAWN						
1718/1628	12/29/2010	WD	U	I	11	140,000
GRANTOR: BRANCH BANKING & TRUS						
GRANTEE: MARSH DENNIS & DAWN						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W35 PT0=[YR=2003] N6 W6 S6 E6\$ W15 S40 E12 N3 E11 FOP=[YR=2003] E6 FGR=[YR=2003] S15 E21 N20 W21 S5\$ N5 W6 S5\$ N5 E27 N32\$.									