LOT 6
CASHEN LOT 20 PB 3/38

WAAS HOLDINGS LLC
528 ELIZABETH DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0700-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	05	Quality Level 05

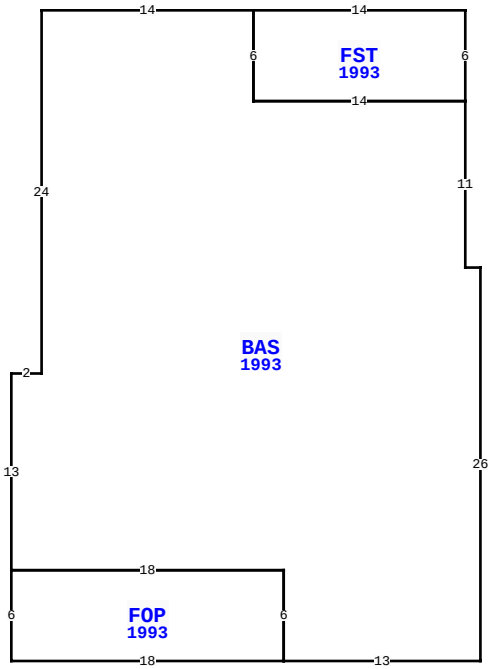
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2018.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,076	100	1993	1,076	335,841
FOP	108	30	1993	32	9,988
FST	84	55	1993	46	14,358
TOTALS	1,268			1,154	360,186

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	12	1,154	229.1296	318.49	367,537	1945	2020	0	0	0	2.00	98.00

1 SNGL FAM 0% - 2023 Heated Area: 1076 HX Base Yr



615 ELIZABETH RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	360,186
TOTAL MARKET OB/XF VALUE	2,960
TOTAL LAND VALUE - MARKET	160,000
TOTAL MARKET VALUE	523,146
SOH/AGL Deduction	27,242
ASSESSED VALUE	495,904
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	495,904
TOTAL JUST VALUE	523,146
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	450,822

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4395	H/AC	300	10/19/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2561/1742	5/05/2022	WD	Q	I	02	487,500
GRANTOR: RICHTER ANTOINETTE						
GRANTEE: WAAS HOLDINGS LLC						
2389/1822	9/01/2020	WD	Q	I	01	290,000
GRANTOR: NANTZ JACOB & CINDY M						
GRANTEE: RICHTER ANTOINETTE						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W14 BAS=[YR=1993] W14 S24 W2 S13 FOP=[YR=1993] S6 E18 N6 W18$ E18 S6 E13 N26 W1 N11 W14 N6$ S6 E14 N6$.

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	0940	SHEDS/PORT	0	0	9	9	81.00	SF	30.00	30.00	100	1986	1986	3	20	486	
2	0681	POLE SHED	0	0	16	8	128.00	SF	15.00	15.00	100	1992	1992	3	20	384	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	54	1,890	
4	1242	WD DECK A	0	0	10	10	100.00	SF	10.00	10.00	100	1996	1996	3	20	200	

LAND DESCRIPTION

TOTAL OB/XF 2,960

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	0006	RSF-2	80.00	125.00	80.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	160,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 07/09/2026 BY SYS