

LOTS 11 13 & 15
PT OR 2448/1972
CASHEN LOT 20 PB 3/38

WAAS JOSEPH D & LISA B
528 ELIZABETH RD
FERNANDINA BEACH, FL 32034

2026

00-00-30-0700-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

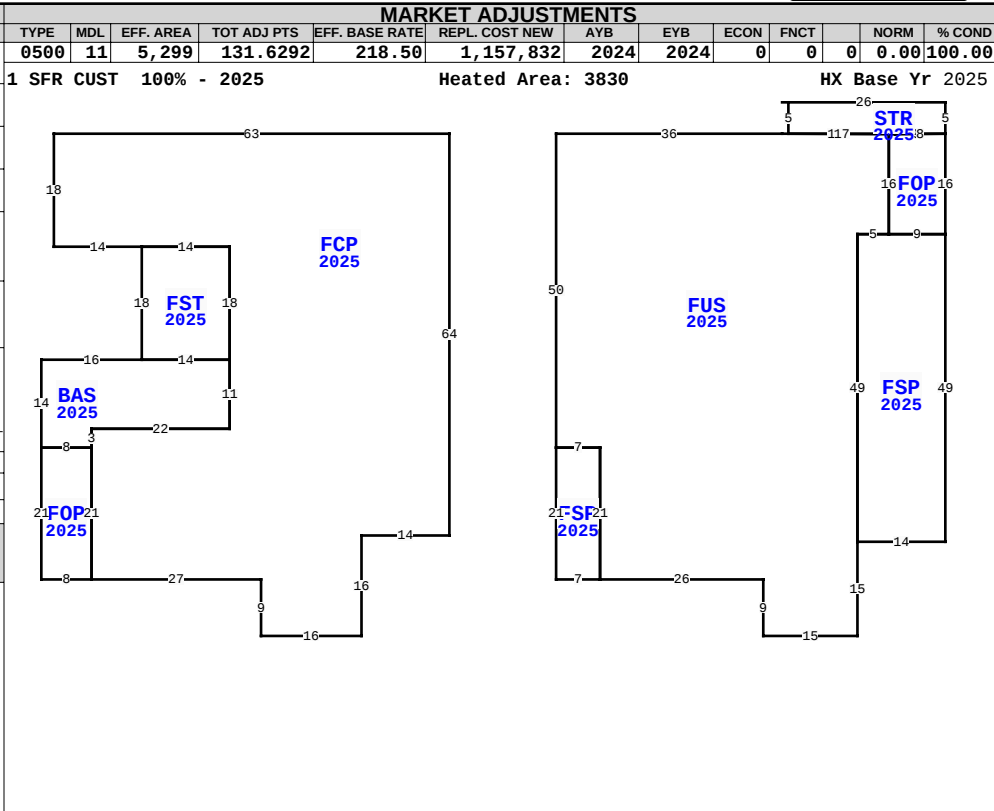
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2018.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	354	100	2025	354	77,349
FCP	3,563	25	2025	891	194,684
FOP	144	30	2025	43	9,396
FOP	168	30	2025	50	10,925
FSP	147	40	2025	59	12,892
FSP	686	40	2025	274	59,869
FST	252	55	2025	139	30,372
FUS	3,476	100	2025	3,476	759,506
STR	134	10	2025	13	2,841

TOTALS	8,924			5,299	157,832
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0510	GARAGE WD-	0	100	21	21	441.00	SF	35.00
3	0681	POLE SHED	0	100	30	19	570.00	SF	15.00
4	0912	SCRN RM G	0	100	23	20	460.00	SF	21.00
5	0940	SHEDS/PORT	0	100	17	14	238.00	SF	30.00
7	0940	SHEDS/PORT	0	100	17	14	238.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	RES MARSH	100		RSF	2200.00	250.00	200.00



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF									
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TOTAL OB/XF									
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1	000116	C	RES MARSH	100		RSF	2200.00	250.00	200.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					1,157,832				
TOTAL MARKET OB/XF VALUE					26,457				
TOTAL LAND VALUE - MARKET					600,000				
TOTAL MARKET VALUE					1,784,289				
SOH/AGL Deduction					467,472				
ASSESSED VALUE					1,316,817				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					1,265,406				
TOTAL JUST VALUE					1,784,289				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,598,727				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0260005207			05/14/2026
B2500011566	SFR ADU H-749 P-1	132,490	10/16/2025
C0240001838	REPLACEMENT SFR (	687,241	02/15/2024
220009920	5099T3835H250G101	687,241	01/03/2023
20218215	DEMOLITION	5,800	08/01/2021

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2448/1972	4/01/2021	WD	Q	I	05	475,000			
GRANTOR: HAWORTH FRED EDWARD J									
GRANTEE: WAAS JOSEPH D & LIS									
0823/0382	2/20/1998	QC	Q	I	06	100			
GRANTOR: HAWORTH FRED E SR & B									
GRANTEE: HAWORTH DENISE ANN									

BUILDING NOTES									
BUILDING DIMENSIONS									
FCP=[YR=2025;ORIG=-70,-10] E63 S64 W14 S16 W16 N9 W27 N21 N3 E22 N11 N18 W14 W14 N18 \$									
FST=[YR=2025;ORIG=-56,8] E14 S18 W14 N18 \$									
BAS=[YR=2025;ORIG=-56,26] E14 S11 W22 S3 W8 N14 E16 \$									
FOP=[YR=2025;ORIG=-72,40] E8 S21 W8 N21 \$									
FUS=[YR=2025;ORIG=10,-10] E36 E17 S16 W5 S49 S15 W15 N9 W26 N21 W7 N50 \$									
FOP=[YR=2025;ORIG=63,-10] E9 S16 W9 N16 \$									
STR=[YR=2025;ORIG=46,-15] E26 S5 D0.1L8 U0.1L17 N5 \$									
FSP=[YR=2025;ORIG=58,6] E5 E9 S49 W14 N49 \$									
FSP=[YR=2025;ORIG=10,40] E7 S21 W7 N21 \$									