LOT 69
ESMT PT OR 1449/843
LOFTON POINTE PB 6/325

ELWELL JASON L & CHRISTINA E
96073 WATERS CT
FERNANDINA BEACH, FL 32034

2026

01-2N-27-1270-0069-0000

BUILDING CHARACTERISTICS

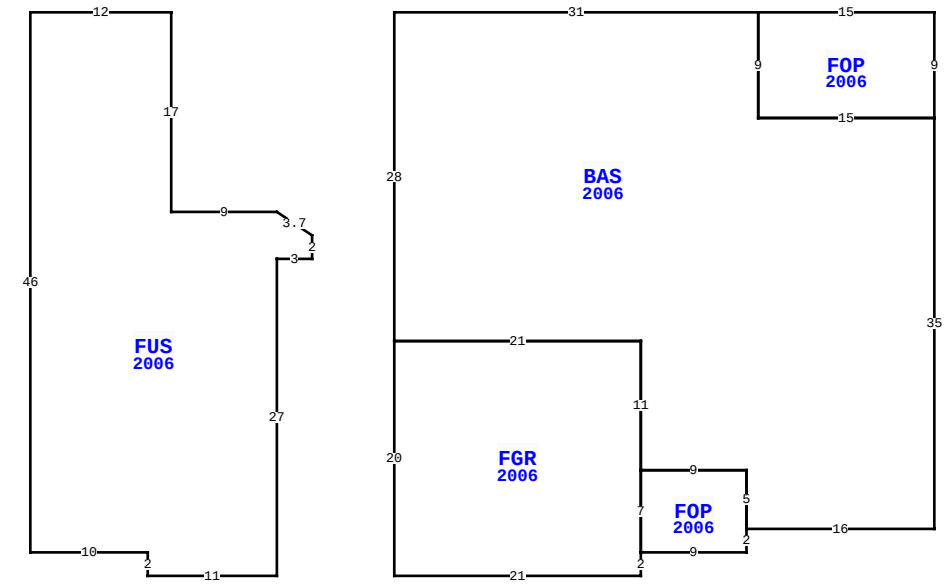
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4044.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,508	100	2006	1,508	156,348
FGR	420	55	2006	231	23,950
FOP	63	30	2006	19	1,970
FOP	135	30	2006	40	4,147
FUS	844	100	2006	844	87,506
TOTALS	2,970			2,642	273,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,642	108.8640	114.31	302,007	2006	2006	0	0	0	9.30	90.70

1 SINGLE FAM 100% - 2020 Heated Area: 2352 HX Base Yr 2020



BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/01/2026 MLU
INC DATE		AG DATE	

96073 WATERS CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		273,920
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		343,920
SOH/AGL Deduction		100,718
ASSESSED VALUE		243,202
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		191,791
TOTAL JUST VALUE		343,920
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,039

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17397	NEW CONSTR	2,000	05/01/2006
C16842	CO ISSUED	209,000	04/01/2006
M11434	H/AC	0	04/01/2006
B16842	NEW CONSTR	209,000	04/01/2006
P10644	NEW CONSTR	0	01/01/2006
R08737	REPAIR/RRF	3,500	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2295/0991	7/31/2019	WD	Q	I	01	254,000
GRANTOR: JOHNSON ANNA JAMES &						
GRANTEE: ELWELL JASON L & CH						
2082/1802	11/09/2016	WD	U	I	11	100
GRANTOR: JOHNSON ANNA JAMES						
GRANTEE: JOHNSON ANNA JAMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=-15,0] W31 S28 E21 S11 E9 S5 E16 N35 W15 N9 $
FUS=[YR=2006;ORIG=-77,0] S46 E10 S2 E11 N27 E3 N2 U2L3 W9 N17 W12 $
FGR=[YR=2006;ORIG=-46,28] S20 E21 N2 N7 N11 W21 $
FOP=[YR=2006;ORIG=0,0] W15 S9 E15 N9 $
FOP=[YR=2006;ORIG=-25,39] S7 E9 N2 N5 W9 $
PTR=[ORIG=0,0] E10 W10 $
.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	70,000.00	70,000.00	70,000							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/09/2026 BY SYS