LOT 14
BEACHWAY @ NASSAU LAKE 1-A
PB 6/199

JONES GRANT W & BRITTANY
9673 CAUSEWAY PLACE
FERNANDINA BEACH, FL 32034

2026

27-2N-28-014A-0014-0000

BUILDING CHARACTERISTICS

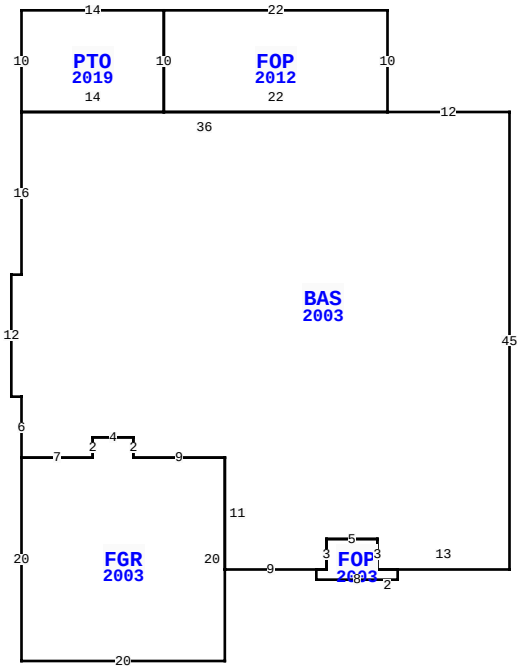
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,929	100	2003	1,929	237,005
FGR	408	55	2003	224	27,521
FOP	23	30	2003	7	860
FOP	220	30	2012	66	8,109
PTO	140	5	2019	7	860
TOTALS	2,720			2,233	274,357

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,233	99.3132	138.05	308,266	2003	2003	0	0	0	11.00	89.00

1 SNGL FAM 100% - 2020 Heated Area: 1929 HX Base Yr 2020



9673 CAUSEWAY PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		274,357
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		359,357
SOH/AGL Deduction		137,287
ASSESSED VALUE		222,070
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		170,659
TOTAL JUST VALUE		359,357
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		379,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2101090	REPAIR/RRF	0	02/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2513/0656	11/11/2021	WD	U	I	11	100
GRANTOR: JONES GRANT W						
GRANTEE: JONES GRANT W & BRI						
2293/1416	7/22/2019	WD	Q	I	01	239,000
GRANTOR: OPENDOOR PROPERTY N L						
GRANTEE: JONES GRANT W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W12 FOP=[YR=2012] N10 W22 PTO=[YR=2019] W14 S10 E14 N10$ S10 E22$ W36 S16 W1 S12 E1 S6 FGR=[YR=2003] S20 E20 N20 W9 N2 W4 S2 W7$ E7 N2 E4 S2 E9 S11 E9 FOP=[YR=2003] S1 E8 N1 W2 N3 W5 S3 W1$ E1 N3 E5 S3 E13 N45$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS