LOT 18
IN OR 1255/1072
BEACHWAY @ NASSAU LAKE 1-A

VENDOLA SUZANNE
9650 CAUSEWAY PLACE
FERNANDINA BEACH, FL 32034

2026

27-2N-28-014A-0018-0000

BUILDING CHARACTERISTICS

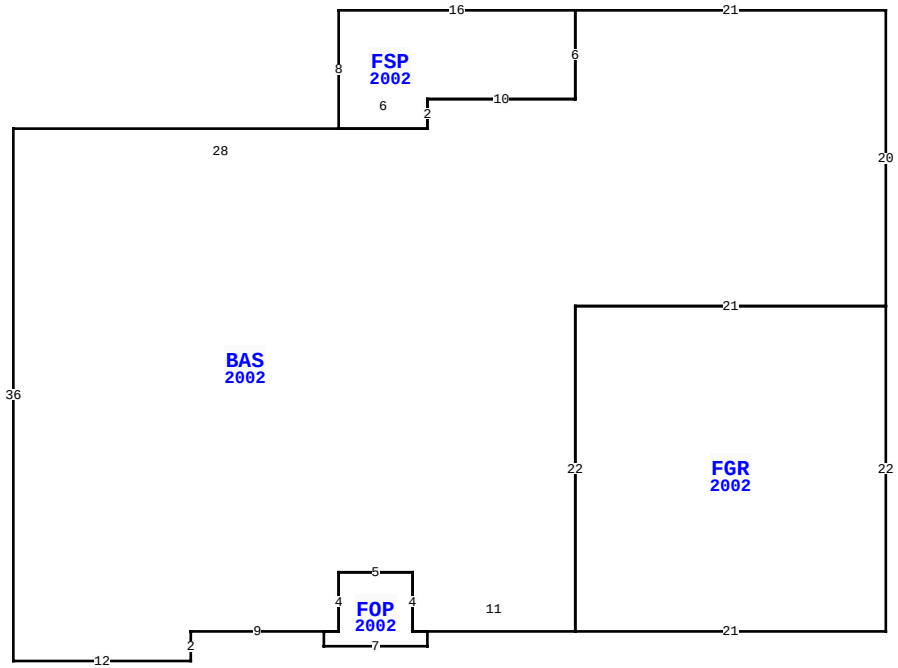
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,736	100	2002	1,736	218,352
FGR	462	55	2002	254	31,948
FOP	27	30	2002	8	1,006
FSP	108	40	2002	43	5,409
TOTALS	2,333			2,041	256,714

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,041	102.0474	141.85	289,516	2002	2002	0	0	0	11.33	88.67

1 SNGL FAM 100% - 2003 Heated Area: 1736 HX Base Yr 2003



9650 CAUSEWAY PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		256,714
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		341,714
SOH/AGL Deduction		187,790
ASSESSED VALUE		153,924
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		102,513
TOTAL JUST VALUE		341,714
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,763

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0109043	NEW CONSTR	125,475	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1255/1072	8/27/2004	QC	Q	I	01	100
GRANTOR: VENDOLA CHRISTOPHER &						
GRANTEE: VENDOLA SUZANNE						
1108/1576	1/22/2003	WD	Q	I		149,000
GRANTOR: BOWLES JOHN						
GRANTEE: VENDOLA CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W21 FSP=[YR=2002] W16 S8 E6 N2 E10 N6$ S6 W10 S2 W28 S36 E12 N2 E9 FOP=[YR=2002] S1 E7 N1 W1 N4 W5 S4 W1$E1 N4 E5 S4 E11 FGR=[YR=2002] E21 N22 W21 S22$ N22 E21 N20$.

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