LOT 20
IN OR 1239/204
BEACHWAY @ NASSAU LAKE 1-A

NEAGLE DOROTHY ANNE EVANS
9614 CAUSEWAY PLACE
FERNANDINA BEACH, FL 32034

2026

27-2N-28-014A-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

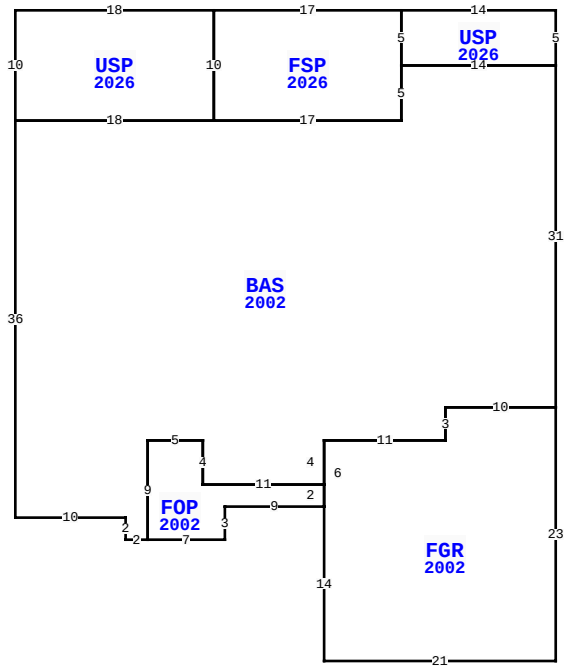
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,593	100	2002	1,593	203,303
FGR	450	55	2002	248	31,651
FOP	73	30	2002	22	2,807
FSP	170	40	2026	68	8,678
USP	70	30	2026	21	2,680
USP	180	30	2026	54	6,891
TOTALS	2,536			2,006	256,012

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,006	103.5468	143.93	288,724	2002	2002	0	0	0	11.33	88.67

1 SNGL FAM 100% - 2005 Heated Area: 1593 HX Base Yr 2005



9614 CAUSEWAY PL, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		256,012
TOTAL MARKET OB/XF VALUE		66,176
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		407,188
SOH/AGL Deduction		202,276
ASSESSED VALUE		204,912
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		153,501
TOTAL JUST VALUE		407,188
NCON VALUE		38,986
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		370,476

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250005446	SCREEN ENCL	19,650	05/20/2025
R180057	REPAIR/RRF	14,000	01/01/2018
B26475	REMODEL	1,826	09/03/2012
B0514693	SWIM POOL	27,386	01/01/2005
B0209916	NEW CONSTR	120,231	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1239/0204	6/18/2004	WD	Q	I		170,000
GRANTOR: DAVIS JENNIE LEE						
GRANTEE: NEAGLE DOROTHY ANNE						
1095/1870	11/20/2002	WD	Q	I		133,700
GRANTOR: KB HOME						
GRANTEE: DAVIS JENNIE LEE						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	84	2,940	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2005	2005	04	85	42,500	
7	0911	SCRN RM A	0	100	48	24	1,152.00	SF	18.00	18.00	100	2026	2025		100	20,736	

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=0,0] W14 S5 W17 W18 S36 E10 S2 E2 N9 E5 S4 E11 N4 E11 N3 E10 N31 $
FGR=[YR=2002;ORIG=-21,40] S14 E21 N23 W10 S3 W11 S6 $
FOP=[YR=2002;ORIG=-37,43] E7 N3 E9 N2 W11 N4 W5 S9 $
FSP=[YR=2026;ORIG=-31,5] E17 N5 N5 W17 S10 $
USP=[YR=2026;ORIG=-14,-5] E14 S5 W14 N5 $
USP=[YR=2026;ORIG=-31,-5] W18 S10 E18 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 66,176

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