LOT 32
IN OR 2217/179
BEACHWAY @ NASSAU LAKE #1B

AH4R PROPERTIES LLC
ATTN: PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

**2026**

**27-2N-28-014B-0032-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| 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 |

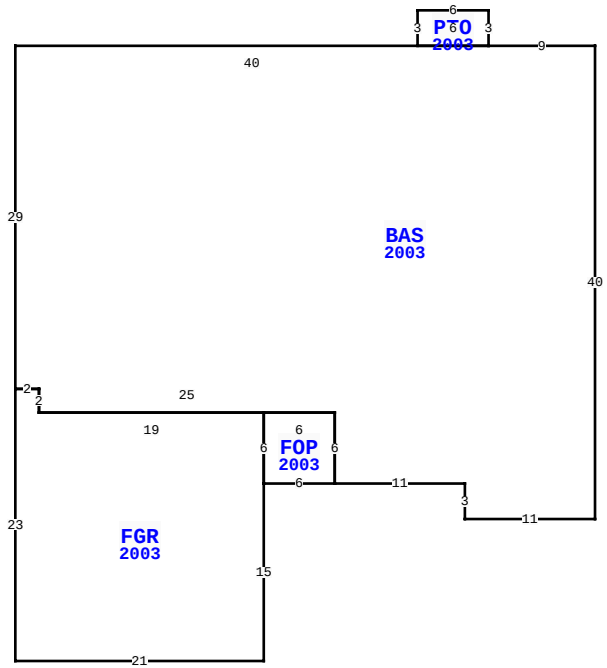
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4057.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,680 | 100 | 2003 | 1,680 | 209,343 |
| FGR | 445 | 55 | 2003 | 245 | 30,529 |
| FOP | 36 | 30 | 2003 | 11 | 1,371 |
| PTO | 18 | 5 | 2003 | 1 | 125 |
| TOTALS | 2,179 | | | 1,937 | 241,367 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,937 | 100.7244 | 140.01 | 271,199 | 2003 | 2003 | 0 | 0 | 0 | 11.00 | 89.00 |

1 SNGL FAM 0% - 0 Heated Area: 1680 HX Base Yr




96032 WATERWAY CT, 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 | 241,367 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 85,000 |
| TOTAL MARKET VALUE | 326,367 |
| SOH/AGL Deduction | 13,794 |
| ASSESSED VALUE | 312,573 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 312,573 |
| TOTAL JUST VALUE | 326,367 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 346,072 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R1711108 | REPAIR/RRF | 0 | 12/13/2017 |
| B0311203 | CO ISSUED | 0 | 09/26/2003 |
| B0311203 | NEW CONSTR | 126,010 | 06/01/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2217/0179 | 8/08/2018 | WD | Q | I | 01 | 208,000 |
| GRANTOR: MORRIS LARRY R II & D | | | | | | |
| GRANTEE: AH4R PROPERTIES LLC | | | | | | |
| 1176/0683 | 9/30/2003 | WD | Q | I | | 145,500 |
| GRANTOR: KB HOME JACKSONVILLE | | | | | | |
| GRANTEE: MORRIS LARRY II & D | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2003] W9 PTO=[YR=2003] N3 W6 S3 E6 $ W40 S29
FGR=[YR=2003] S23 E21 N15 FOP=[YR=2003] E6 N6 W6 S6$ N6 W19
N2 W2$ E2 S2 E25 S6 E11 S3 E11 N40$ .

## 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 | 0 | | 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