

LOT 35
IN OR 2217/446
BEACHWAY @ NASSAU LAKE #1B

SHAFFER THOMAS & REBECCA
96059 WATERWAY CT
FERNANDINA BEACH, FL 32034

2026

27-2N-28-014B-0035-0000



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	11	CLAY TILE 60			
Interior Floo	14	CARPET 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	1,725	100	2003	1,725	219,833
FGR	429	55	2003	236	30,076
FOP	30	30	2003	9	1,147
PTO	18	5	2003	1	127
PTO	270	5	2019	14	1,784
TOTALS	2,472			1,985	252,966

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,985	103.0176	143.19	284,232	2003	2003	0	0	0	11.00	89.00
1 SNGL FAM		100% - 2019		Heated Area: 1725				HX Base Yr 2019				