

LYNN DANIEL/
96063 WATERWAY CT
FERNANDINA BEACH, FL 32034

27-2N-28-014B-0036-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

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 13 LVT/LAMNT 50
Interior Floo 14 CARPET 50
Air Condition 03 CENTRAL 100
Heating Type 04 AIR DUCTED 100
Bedrooms 3 100
Bathrooms 2 100

Frame Stories 02 WOOD FRAME 100
Units 1. 1. 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 1,886 100 2003 1,886 220,410
FGR 445 55 2003 245 28,632
FOP 45 30 2003 14 1,636
FOP 110 30 2003 33 3,857

TOTALS 2,486 2,178 254,535

MARKET ADJUSTMENTS

TYPEDMDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0900 01 2,178 94.2858 131.06 285,449 2003 2003 0 0 10.83 89.17

1 SNGL FAM 100% - 2021 Heated Area: 1886 HX Base Yr 2021

Diagram showing building footprint with dimensions and area calculations.

Diagram labels include: BAS 2003, FOP 2003, FGR 2003, and various dimensions like 34, 15, 36, 42, 19, 21, 23, 18, 10, 4, 5, 9, 11, 10, 11.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 254,535
TOTAL MARKET OB/XF VALUE 52,975
TOTAL LAND VALUE - MARKET 85,000
TOTAL MARKET VALUE 392,510
SOH/AGL Deduction 96,901
ASSESSED VALUE 295,609
TOTAL EXEMPTION VALUE HX HB 51,411
BASE TAXABLE VALUE 244,198
TOTAL JUST VALUE 392,510
NCON VALUE 0
INCOME VALUE
PREVIOUS YEAR MKT VALUE 414,308

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE
9999/9999 10/11/2013 CN Q I 02 170,000
GRANTOR: GIBBS MICHAEL L
GRANTEE: LYNN DANIEL
1860/1905 6/07/2013 WD Q I 01 117,000
GRANTOR: RICKMAN DEBORAH E
GRANTEE: GIBBS MICHAEL L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W15 FOP=[YR=2003] N10 W11 S10 E11\$ W34 S42
FGR=[YR=2003] S21 E21 N23 W2 S2 W19\$ E19 N2 E2 N4 E10
FOP=[YR=2003] S5 E9 N5 W9\$ E18 N36\$.

EXTRA FEATURES

96063 WATERWAY CT, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/29/2025 MLU

L N 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 2003 2003 3 85 2,975
3 0860 POOL/SPA 0 100 0 0 1.00 UT 50,000.00 50,000.00 100 2024 2023 04 100 50,000

LAND DESCRIPTION

TOTAL OB/XF 52,975

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 02/13/2024 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS