LOT 37
IN OR 1718/1628 & OR 1969/764
BEACHWAY @ NASSAU LAKE #1B

SMITH DAWN
96029 WATERWAY CT
FERNANDINA BEACH, FL 32034

2026

27-2N-28-014B-0037-0000

BUILDING CHARACTERISTICS

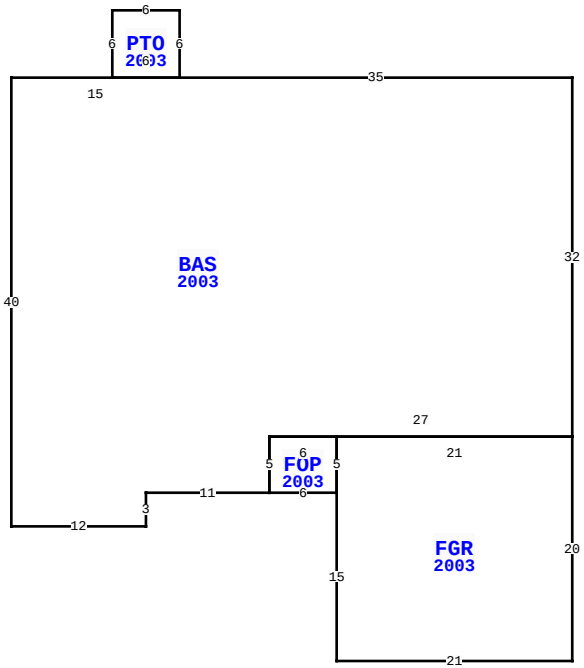
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,751	100	2003	1,751	204,633
FGR	420	55	2003	231	26,996
FOP	30	30	2003	9	1,052
PTO	36	5	2003	2	234
TOTALS	2,237			1,993	232,915

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,993	94.2858	131.06	261,203	2003	2003	0	0	0	10.83	89.17

1 SNGL FAM 0% - 0 Heated Area: 1751 HX Base Yr



96029 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	232,915
TOTAL MARKET OB/XF VALUE	2,975
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	320,890
SOH/AGL Deduction	9,223
ASSESSED VALUE	311,667
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	311,667
TOTAL JUST VALUE	320,890
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	338,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311005	NEW CONSTR	126,010	04/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1969/0764	3/16/2015	FJ	U	I	11	0
GRANTOR: MARSH DENNIS						
GRANTEE: SMITH DAWN						
1718/1628	12/29/2010	WD	U	I	11	140,000
GRANTOR: BRANCH BANKING & TRUS						
GRANTEE: MARSH DENNIS & DAWN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W35 PTO=[YR=2003] N6 W6 S6 E6$ W15 S40 E12 N3 E11 FOP=[YR=2003] E6 FGR=[YR=2003] S15 E21 N20 W21 S5$ N5 W6 S5$ N5 E27 N32$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	85	2,975	

LAND DESCRIPTION

TOTAL OB/XF 2,975

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