UNIT 2203
IN OR 2027/1840
LINKSIDE VILLAS A OR 422/355 &

SF&LP REALTY LLC
3696 MAYFAIR RD
ATLANTA, GA 30342

2023

01-6N-29-V28A-2203-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	END	END 100
View	GC/LAKE	GC/LAKE 100
Balcony	FSP/DECK-2	FSP/DECK-2 100
Parking	CARPORT	CARPORT 100
Bedrooms		3 100
Bathrooms		3 100
Oth Rooms		2 100
User Defined	ORIG COND	ORIG COND 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10012.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	0		0	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8328021		0				1984	1984	100	100	0		

1 CONDO – 0% - 0 SQFT=1830 HX Base Yr

2203 BOXWOOD LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	963,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	963,000
SOH/AGL Deduction	348,078
ASSESSED VALUE	614,922
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	614,922
TOTAL JUST VALUE	963,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	730,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2027/1840	1/04/2016	SW	U	I	11	100
GRANTOR: FLUKER JAMES SLATE &						
GRANTEE: SF&LP REALTY LLC						
2027/1837	1/04/2016	TD	U	I	11	100
GRANTOR: FLUKER JAMES D JR TRU						
GRANTEE: FLUKER JAMES SLATE						

BUILDING NOTES

BUILDING DIMENSIONS

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

REVIEW DATE 10/14/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS