

BUILDING CHARACTERISTICS				MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY			
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
Floor		2 100	8328022		0				1984	1984	100	100	0				
Recreation	POOL	POOL 100	1 CONDO - 0% - 0														
Location	INTERIOR	INTERIOR 100											SQFT=1460				
View	AVERAGE	AVERAGE 100											HX Base Yr				
Balcony	FOP-3	FOP-3 100															
Parking	OPEN	OPEN 100															
Bedrooms		2 100															
Bathrooms		2 100															
Oth Rooms		2 100															
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														

VALUATION SUMMARY		PAGE 1 of 1	5
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE			478,000
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			478,000
SOH/AGL Deduction			85,300
ASSESSED VALUE			392,700
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			392,700
TOTAL JUST VALUE			478,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			357,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21117	REMODEL	1,800	02/01/2008
0391	H/AC	700	01/01/1994
0693	CHNGE SRVC	300	01/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2470/1100	6/14/2021	WD	Q	I	01	375,000
GRANTOR: MCGRAW KATHRYN LAUREN						
GRANTEE: CALF ROOM GROUP LLC						
2281/1172	6/12/2019	WD	Q	I	01	260,600
GRANTOR: MARCY JOHN F & CHRIST						
GRANTEE: MCGRAW KATHRYN LAUR						

EXTRA FEATURES															BLD DATE			LGL DATE														
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	XF DATE	LAND DATE	AG DATE													
2305 BOXWOOD LN, FERNANDINA BEACH																																

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV