UNIT 2321
COURTSIDE VILLAGE OR 434/589

LASALLE ERIK & DARE MARIE
2901 MEADOW GLEN DRIVE
FLOWER MOUND, TX 75022-8841

2023

01-6N-29-V28B-2321-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Recreation	POOL	POOL 100
Location	END	END 100
View	AVERAGE	AVERAGE 100
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	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8328022		0				1984	1984	100	100	0		

1 CONDO – 0% - 0 SQFT=1460 HX Base Yr

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

2321 BOXWOOD LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 5

VALUATION SUMMARY

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	0
ASSESSED VALUE	478,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	478,000
TOTAL JUST VALUE	478,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	357,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2563/0424	5/12/2022	WD	Q	I	01	480,000
GRANTOR: VAN LAHR JONATHAN & M						
GRANTEE: LASALLE ERIK & DARE						
1796/0782	5/24/2012	WD	U	I	30	168,800
GRANTOR: VAN LAHR JONATHAN & B						
GRANTEE: VAN LAHR JONATHAN &						

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