

UNIT 2325
IN OR 2126/285
COURTSIDE VILLAGE OR 434/589

CARLSON KURT
2325 BOXWOOD LN
FERNANDINA BEACH, FL 32034

2023

01-6N-29-V28B-2325-0000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Floor		2 100	8328022
Recreation	POOL	POOL 100	
Location	INTERIOR	INTERIOR 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
						1984	1984	100	100	0	
1 CONDO - 90% - 2021			SQFT=1460			HX Base Yr 2021					

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		203,668	
ASSESSED VALUE		274,332	
TOTAL EXEMPTION VALUE	HA HAB VX VP	252,399	
BASE TAXABLE VALUE		21,933	
TOTAL JUST VALUE		478,000	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		357,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21116	REMODEL	1,800	02/01/2008
0173	H/AC	875	07/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2126/0285	5/30/2017	WD	Q	I	01	200,000
GRANTOR: SOKOLOWSKI PAUL A & J						
GRANTEE: CARLSON KURT						
0784/0463	2/06/1997	WD	Q	I		125,000
GRANTOR: GOLDIN ROBERT S & NAN						
GRANTEE: SOKOLOWSKI PAUL A &						

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														
2325 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