

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Floor		2 100
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
8328022		0				1984	1984	100	100	0	
1 CONDO - 0% - 0			SQFT=1460			HX Base Yr					

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			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
B22540	REMODEL	1,200	06/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2517/1312	11/30/2021	WD	Q	I	01	425,000
GRANTOR: GOLDMAN ROGER S & ALI						
GRANTEE: MOSSOROFO BRYAN S &						
2242/1462	11/26/2018	WD	Q	I	01	250,000
GRANTOR: STEVENSON SCOTT & MAR						
GRANTEE: GOLDMAN ROGER S & A						

EXTRA FEATURES																
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
2341 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