

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Floor		1 100
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					

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			176,834
ASSESSED VALUE			301,166
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			301,166
TOTAL JUST VALUE			478,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			357,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21125	REMODEL	1,700	02/01/2008
B0618013	REMODEL	20,000	10/31/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2618/0026	2/06/2023	WD Q	I	01	565,000	
GRANTOR: WOODCOCK TRUST						
GRANTEE: NORTON GARY E						
2087/0021	11/29/2016	SW U	I	11	100	
GRANTOR: WOODCOCK NIGEL GORDON						
GRANTEE: WOODCOCK TRUST						

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
2350 BOXWOOD LN, FERNANDINA BEACH																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																

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
REVIEW DATE 10/14/2021 BY JW																								