UNIT 2519
IN OR 2161/350
TENNIS VILLAS OR 1416/1229

EDDINS ARLIE W & NANCY D LIVING TRUST/EDDINS ARLIE
1285 KAHILI ST
KAILUA, HI 96734

**2023**

**01-6N-29-V28T-2519-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Floor | | 2 100 |
| Recreation | POOL | POOL 100 |
| Location | INTERIOR | INTERIOR 100 |
| View Lump Sum | TYPICAL | TYPICAL 100 |
| Desirability | 2ND FLOOR | 2ND FLOOR 100 |
| Balcony | FOP/PATIO | FOP/PATIO 100 |
| Parking | OPEN | OPEN 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Oth Rooms | | 2 100 |
| Quality | 04 | Quality Level 04 |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8328081 | | 0 | | | | 2006 | 2006 | 100 | 100 | 0 | | |

1 CONDO – 0% - 0 SQFT=1470 HX Base Yr

2519 BOXWOOD LN, FERNANDINA BEACH

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

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 5 | Tax Dist: |
| BUILDING MARKET VALUE | 436,000 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 436,000 |
| SOH/AGL Deduction | 116,560 |
| ASSESSED VALUE | 319,440 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 319,440 |
| TOTAL JUST VALUE | 436,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 335,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2161/0350 | 12/01/2017 | WD | Q | I | 01 | 290,000 |
| GRANTOR: HEWATT JAMES R SR & F | | | | | | |
| GRANTEE: ARLIE W & NANCY D E | | | | | | |
| 2127/0872 | 3/06/2017 | QC | U | I | 11 | 100 |
| GRANTOR: HEWATT JAMES R & FAYE | | | | | | |
| GRANTEE: JAMES R HEWATT SR & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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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