UNIT 2406
IN OR 753 PG 1024
LINKSIDE VILLAS B OR 562/297

EAKIN MARY ELIZABETH
2406 BOXWOOD LN
FERNANDINA BEACH, FL 32034

2023

01-6N-29-V530-2406-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View	GC/LAKE	GC/LAKE 100
Balcony	FEP/DECK-2	FEP/DECK-2 100
Parking	DET CARPRT	DET CARPRT 100
Bedrooms		3 100
Bathrooms		3 100
Oth Rooms		2 100
User Defined	ORIG COND	ORIG COND 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
8353000		0				1989	1989	100	100	0		

1 CONDO – 100% - 1997 SQFT=2030 HX Base Yr 1997

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

2406 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		995,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		995,000
SOH/AGL Deduction		636,207
ASSESSED VALUE		358,793
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		303,793
TOTAL JUST VALUE		995,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		765,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0753/1024	3/08/1996	WD	Q	I		280,000
GRANTOR: STURGIS J R & NANCY						
GRANTEE: EAKIN MARY ELIZABET						
0632/0030	7/24/1991	WD	Q	I		283,800
GRANTOR: BOWEN ROBERT M						
GRANTEE: STURGIS J R & NANCY						

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