

LOT 21
IN OR 1768/1709
BEACHWAY @ NASSAU LAKE 1-A

GUNES NAIF
9617 BOARDWALK LANDING
FERNANDINA BEACH, FL 32034-8109

2023

27-2N-28-014A-0021-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
Exterior Wall	30	VINYL 70	0900	01	1,924	105.7420	125.57	241,597	2001	2001	0	0	10.33	89.67	STANDARD										
Exterior Wall	16	WD FR STUC 30	1 SNGL FAM - 100% - 2012													Heated Area: 1653									
Roof Structur	03	GABLE/HIP 100														HX Base Yr 2012									
Roof Cover	03	COMP SHNGL 100																							
Interior Wall	05	DRYWALL 100																							
Interior Floo	13	LVT/LAMMT 50																							
Interior Floo	14	CARPET 50																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms	3	100																							
Bathrooms	2	100																							
Frame	02	WOOD FRAME 100																							
Stories	1.	1. 100																							
Units	0	100																							
Occupancy	00	NONE 100																							
Quality			03	Quality Level 03																					
DOR CODE			0100	SINGLE FAMILY																					
MAP NUM				MKT AREA			04																		
NEIGHBORHOOD/LOC			4057.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,653	100	1,653	186,125																					
FGR	420	55	231	26,011																					
FOP	32	30	10	1,126																					
FOP	100	30	30	3,378																					
TOTALS			2,205	1,924	216,640																				
EXTRA FEATURES			9617 BOARDWALK LDG, FERNANDINA BEACH																						
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								
1	0811	CONCRETE B	0	100	0	0	740.00	SF	5.20	5.20	100	2001	2001	3	82	3,155									
2	0476	VF 6 SBPL	0	100	0	0	208.00	LF	32.00	32.00	100	2003	2003	3	64	4,260									
3	0855	CONC PAVER	0	100	0	0	634.00	SF	6.00	6.00	100	2017	2017	3	97	3,690									
4	1076	TRELLIS A	0	100	10	10	100.00	SF	7.50	7.50	100	2017	2017	3	87	653									
LAND DESCRIPTION																									
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	
1	000100	C	SFR	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000								
REVIEW DATE 06/30/2017 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																									