

LOT 22
IN OR 1748/1512
BEACHWAY @ NASSAU LAKE 1-A

MURPHY JAMES T & RENA B
9627 BOARDWALK LANDING
FERNANDINA BEACH, FL 32034

2023

27-2N-28-014A-0022-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
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
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NEIGHBORHOOD/LOC	4057.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,958	100	1,958	225,204
FGR	441	55	243	27,949
FOP	20	30	6	690
FOP	200	30	60	6,901
PTO	140	5	7	805

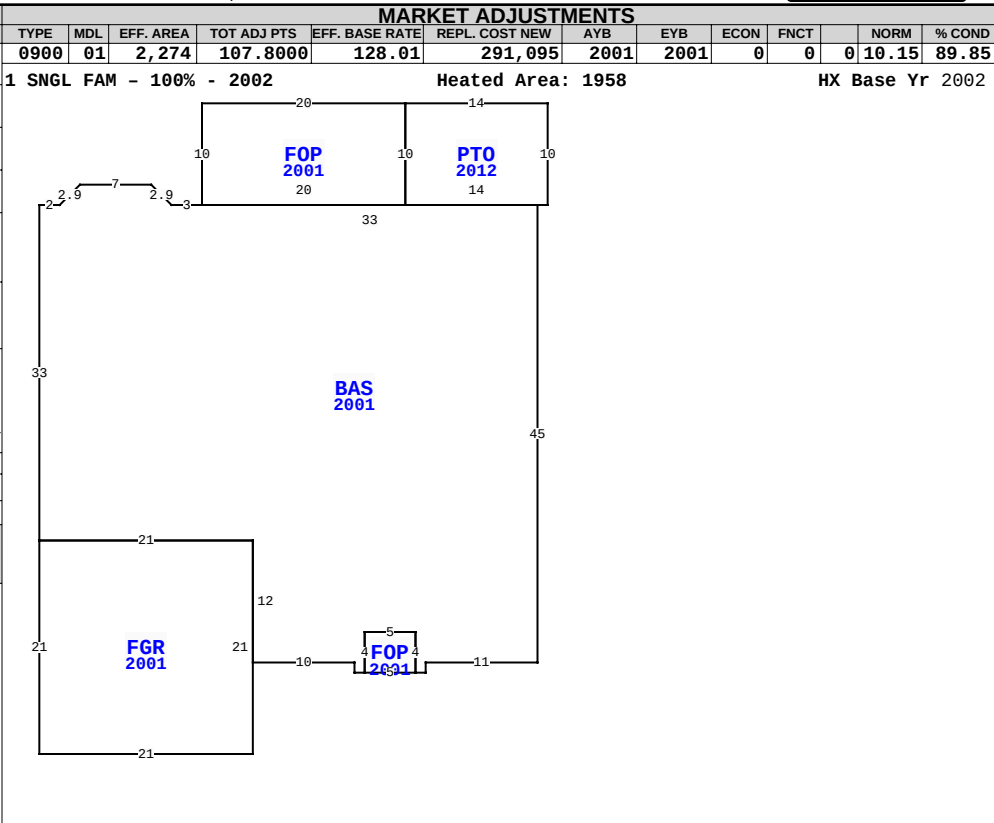
TOTALS	2,759		2,274	261,549
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EXTRA FEATURES

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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	
2	0811	CONCRETE B	0 100	0	0	738.00	SF	5.20	5.20	100	2001	2001	3	82	3,147	
3	0855	CONC PAVER	0 100	0	0	385.00	SF	6.00	6.00	100	2017	2017	3	97	2,241	
4	0855	CONC PAVER	0 100	18	14	252.00	SF	6.00	6.00	100	2017	2017	3	97	1,467	

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							



9627 BOARDWALK LDG, FERNANDINA BEACH	BLD DATE		LGL DATE	05/22/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

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TOTAL OB/XF

9,865

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		261,549
TOTAL MARKET OB/XF VALUE		9,865
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		346,414
SOH/AGL Deduction		190,362
ASSESSED VALUE		156,052
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		106,052
TOTAL JUST VALUE		346,414
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,325

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1705736	REPAIR/RRF	17,569	09/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1748/1512	7/27/2011	WD U	I	30		100
GRANTOR: MURPHY JAMES TERRANCE						
GRANTEE: MURPHY JAMES T & RE						
1050/1096	4/18/2002	WD U	V	07		100
GRANTOR: OCEAN REACH JOINT VEN						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

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BUILDING DIMENSIONS

PTO=[YR=2012] W14 FOP=[YR=2001] W20 S10 BAS=[YR=2001] W3 U2 L2 W7 D2 L2 W2 S33 FGR=[YR=2001] S21 E21 N21 W21\$ E21 S12 E10 S1 E1 FOP=[YR=2001] E5 N4 W5 S4\$ N4 E5 S4E1 N1 E11 N45 W33\$ E20 N10\$ S10 E14 N10\$.