

LOT 23
IN OR 1293/1488
BEACHWAY @ NASSAU LAKE 1-A

BENUDIZ CARLOS & AVA D
9641 BOARDWALK LANDING
FERNANDINA BEACH, FL 32034

2023

27-2N-28-014A-0023-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	4	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	2,013	100	2,013	225,801
FGR	506	55	278	31,183
FOP	24	30	7	785
FOP	156	30	47	5,272

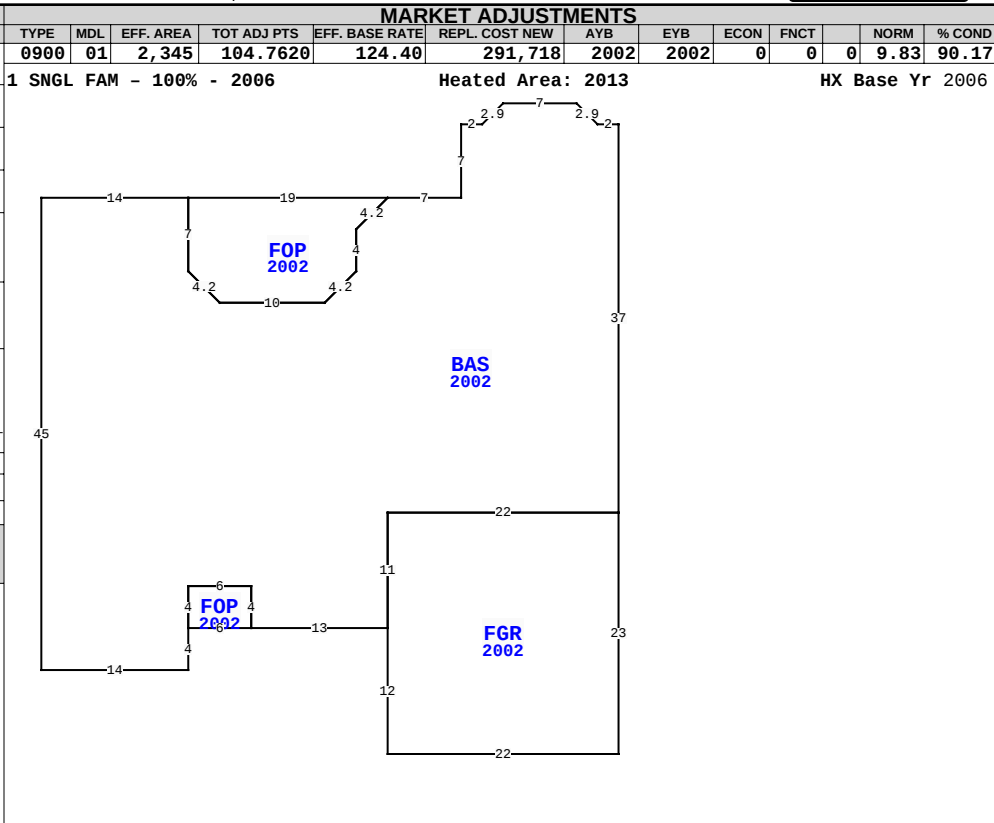
TOTALS	2,699		2,345	263,042
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EXTRA FEATURES

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	2002	2002	3	87	3,045	
2	0812	CONCRETE C	0	100	0	0	2,226.00	SF	4.00	4.00	100	2002	2002	3	83	7,390	
3	0845	KOOL DECK	0	100	0	0	1,155.00	SF	7.25	7.25	100	2006	2006	3	88	7,369	
4	0861	POOL GUNIT	0	100	0	0	350.00	SF	85.00	85.00	100	2006	2006	3	48	14,280	
5	0911	SCRN RM A	0	100	0	0	1,505.00	SF	17.50	17.50	100	2006	2006	3	31	8,165	
6	0476	VF 6 SBPL	0	100	0	0	300.00	LF	32.00	32.00	100	2006	2006	3	72	6,912	
7	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2006	2006	3	72	432	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	000



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023
INC DATE		AG DATE	MLU

9641 BOARDWALK LDG, FERNANDINA BEACH

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TOTAL OB/XF

TOTAL OB/XF	47,593
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NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		263,042
TOTAL MARKET OB/XF VALUE		47,593
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		385,635
SOH/AGL Deduction		195,263
ASSESSED VALUE		190,372
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		135,372
TOTAL JUST VALUE		385,635
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,646

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18384	ADDITION	14,783	10/31/2006
B17423	SWIM POOL	51,000	03/01/2006
B0209662	NEW CONSTR	148,730	06/01/2002

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B17423	SWIM POOL	51,000	03/01/2006
B0209662	NEW CONSTR	148,730	06/01/2002

BUILDING NOTES
BUILDING DIMENSIONS
BAS=[YR=2002] W2 U2 L2 W7 D2 L2 W2 S7 W7 FOP=[YR=2002] W19 S7 R3 D3 E10 R3 U3 N4 U3 R3 \$ D3 L3 S4 D3 L3 W10 U3 L3 N7 W14 S45 E14 N4 FOP=[YR=2002] E6 N4 W6 S4\$ N4 E6 S4 E13 FGR=[YR=2002] S12 E22N23 W22 S11\$ N11 E22 N37\$.