

LOT 24
IN OR 1076/1000
BEACHWAY @ NASSAU LAKE 1-A

LANGLOIS THEODORE P & SUZANNE
9651 BOARDWALK LANDING
FERNANDINA BEACH, FL 32034

2023

27-2N-28-014A-0024-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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
NEIGHBORHOOD/LOC 4057.00			

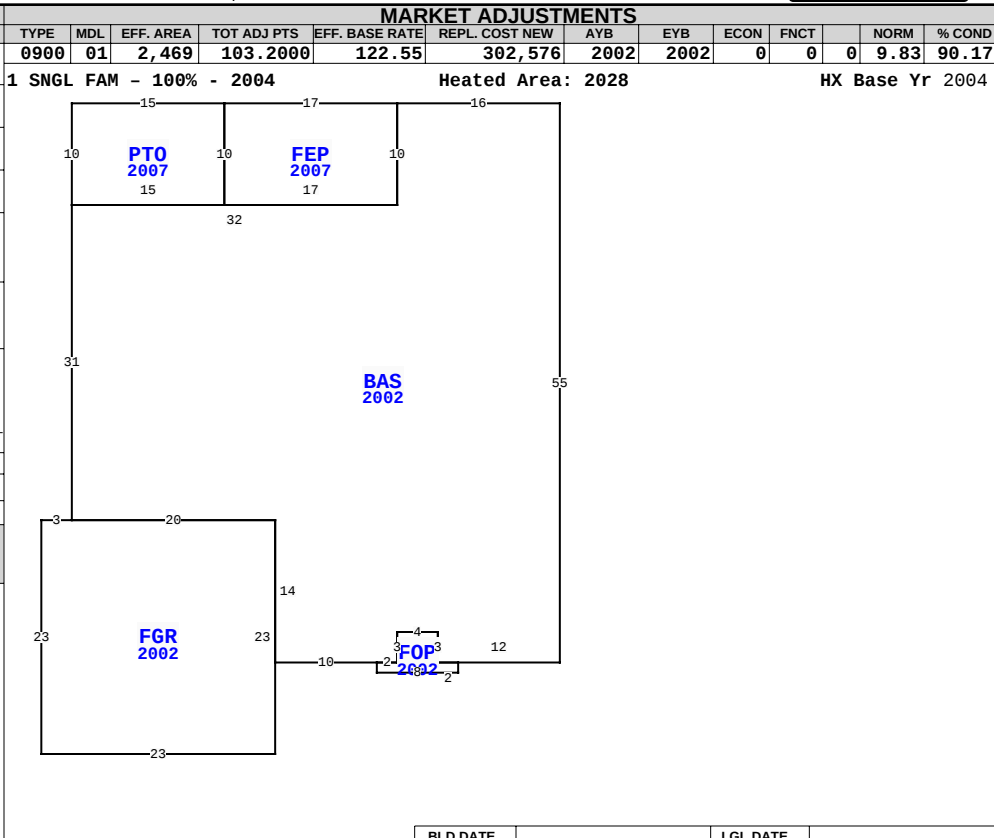
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,028	100	2,028	224,100
FEP	170	80	136	15,029
FGR	529	55	291	32,156
FOP	20	30	6	663
PTO	150	5	8	884
TOTALS	2,897		2,469	272,833

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0811	CONCRETE B	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
							766.00	SF	5.20	5.20	100	2002	2002	3	83	3,306	
2	0910	SCRN RM L	0	100	10	15	150.00	SF	15.00	15.00	100	2007	2007	3	35	788	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

REVIEW DATE	11/26/2019	BY	NWA
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9651 BOARDWALK LDG, FERNANDINA BEACH	BLD DATE	LGL DATE	05/22/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF		
L N	USE CODE	CLS
1	000100	C

TOTAL OB/XF		
L N	USE CODE	CLS
1	000100	C

REVIEW DATE	11/26/2019	BY	NWA
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NASSAU COUNTY PROPERTY		
PAGE 1 of 1	4	
VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE	272,833	
TOTAL MARKET OB/XF VALUE	4,094	
TOTAL LAND VALUE - MARKET	75,000	
TOTAL MARKET VALUE	351,927	
SOH/AGL Deduction	186,022	
ASSESSED VALUE	165,905	
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE	115,905	
TOTAL JUST VALUE	351,927	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	266,320	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1803291	REPAIR/RRF	12,375	04/01/2018
M1217650	H/AC	0	10/01/2012
B0617155	ADDITION	15,474	01/01/2006
B0209637	NEW CONSTR	142,051	06/01/2002

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
1076/1000	8/22/2002	WD Q I
GRANTOR: KB HOME JACKSONVILLE	GRANTEE: LANGLOIS THEODORE P	
1050/1096	4/18/2002	WD U V 07
GRANTOR: OCEAN REACH JOINT VEN	GRANTEE: KB HOME JACKSONVILL	

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=2002] W16 FEP=[YR=2007] W17 PTO=[YR=2007] W15 S10 E15 N10\$ S10 E17 N10\$ S10 W32 S31 FGR=[YR=2002] W3 S23 E23 N23 W20\$ E20 S14 E10 FOP=[YR=2002] S1 E8 N1 W2 N3 W4 S3 W2\$ E2 N3 E4 S3 E12 N55\$.		