

LOT 26
IN OR 2059/1036
BEACHWAY @ NASSAU LAKE 1-A

TURVEY SUSAN H
96077 BOARDWALK LANDING
FERNANDINA BEACH, FL 32034

2023

27-2N-28-014A-0026-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 70
Exterior Wall	20 FACE BRICK 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

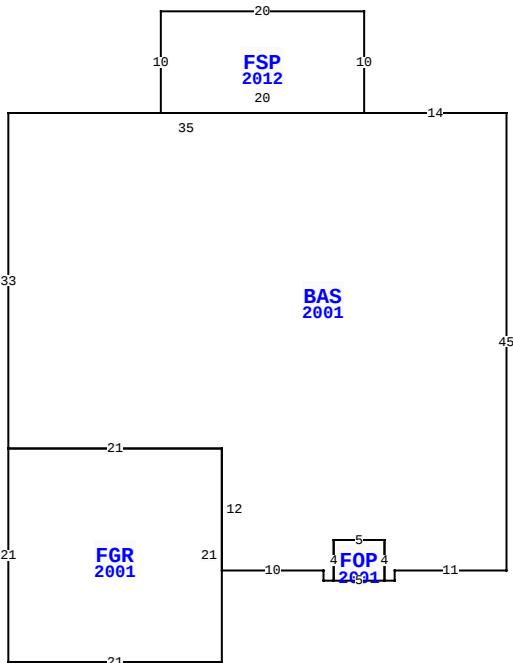
MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4057.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,940	100	1,940	219,245
FGR	441	55	243	27,463
FOP	20	30	6	678
FSP	200	40	80	9,041

TOTALS	2,601	2,269	256,426
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EXTRA FEATURES	
L N	OB/XF CODE
1	0500
2	0811

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,269	105.7420	125.57	284,918	2001	2004	0	0	0 10.00	90.00
1 SNGL FAM - 100% - 2018 Heated Area: 1940 HX Base Yr 2018											
											
96077 BOARDWALK LDG, FERNANDINA BEACH											
BLD DATE: 05/22/2023 MLU											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			256,426
TOTAL MARKET OB/XF VALUE			6,413
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			337,839
SOH/AGL Deduction			148,209
ASSESSED VALUE			189,630
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			139,630
TOTAL JUST VALUE			337,839
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			254,783

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E2006081	CHNGE SRVC	0	07/01/2020
R2000026	REPAIR/RRF	7,000	01/01/2020
B0210241	XFOB	1,800	09/01/2002
B0108477	NEW CONSTR	92,763	06/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2059/1036	5/15/2016	QC	U	I	11	100
GRANTOR: MURPHY AGNES O						
GRANTEE: TURVEY SUSAN H						
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	
BAS=[YR=2001]	W14 FSP=[YR=2012] N10 W20 S10 E20 \$ W35 S33
FGR=[YR=2001]	S21 E21 N21 W21 \$ E21 S12 E10S1 E1
FOP=[YR=2001]	E5 N4 W5 S4\$ N4 E5 S4 E1 N1 E11 N45\$.

LAND DESCRIPTION										TOTAL OB/XF										6,413									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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												