

LOT 27
IN OR 1971/1265
BEACHWAY @ NASSAU LAKE 1-A

VARNEDOE HAROLD O JR & LINDA Z
96095 BOARDWALK LANDING
FERNANDINA BEACH, FL 32034

2023

27-2N-28-014A-0027-0000



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	PAGE 1 of 1										
Exterior Wall	30	VINYL 70	0900	01	2,134	107.7020	127.90	272,939	2002	2002	0	0	0	9.83	90.17	VALUATION BY STANDARD									
Exterior Wall	16	WD FR STUC 30	1 SNGL FAM - 100% - 2016													Heated Area: 1759									
Roof Structur	08	IRREGULAR 100														HX Base Yr 2016									
Roof Cover	03	COMP SHNGL 100																							
Interior Wall	05	DRYWALL 100																							
Interior Floo	13	LVT/LAMNT 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	1,759	100	1,759	202,861																					
FGR	444	55	244	28,140																					
FOP	29	30	9	1,038																					
FSP	160	40	64	7,381																					
USP	192	30	58	6,689																					
TOTALS			2,584	2,134	246,109																				
EXTRA FEATURES			96095 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	790.00	SF	5.20	5.20	100	2002	2002	3	83	3,410									
2	0476	VF 6 SBPL	0	100	0	0	165.00	LF	32.00	32.00	100	2018	2018	3	95	5,016									
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	95	570									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 08/17/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																									