

HARPER GEOFFREY S
96123 BOARDWALK LANDING
FERNANDINA BEACH, FL 32034

27-2N-28-014A-0029-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

090001MDL2,200106.3300EFF. BASE RATE126.27REPL. COST NEW277,794AYB2002EYB2002ECON0FNCT0NORM9.83% COND90.17

Exterior Wall30VINYL 70

Exterior Wall16WD FR STUC 30

RooF Structur08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 70

Interior Floo13LVT/LAMNT 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
1. 1. 100
0 100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4057.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,9051001,905216,899

FGR4205523126,301

FOP3330101,139

FOP18030546,149

MARKET ADJUSTMENTS

TOTAL OB/XF30,125

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

05/22/2023MLU

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

250,48730,12575,000355,612183,604172,00850,000122,008355,6120267,203

SAMPLE MAP

Basement Area: 1905Heated Area: 1905HX Base Yr 2004

FOP 2002BAS 2002FGR 2002

EXTRA FEATURES

96123 BOARDWALK LDG, FERNANDINA BEACHFLA 32114

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100200220023873,045

20811CONCRETE B010000752.00SF5.205.20100200220023833,246

30911SCRN RM A010036321,152.00SF17.5017.50100200220023214,234

40861POOL GUNIT01002326598.00SF85.0085.001002002200233216,266

50845KOOL DECK010000554.00SF7.257.25100200220023833,334

LAND DESCRIPTION

TOTAL OB/XF30,125

L NUSE CODECLS Land USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPCT OF BASETOT ADJ UNITSUNIT TYPED TDPHT FACT% CONDTOT ADJ UNIT PRICEDPT UNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR10000030.000.001.00LT1.001.001.0075,000.0075,000.0075,000

REVIEW DATE06/20/2017BYKWTotal Acres: 0.00Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000PRINTED 08/02/2023 BY SYS