

LOT 35
IN OR 1058/321
BEACHWAY @ NASSAU LAKE 1-A

FREDKIN LAWRENCE
96188 BOARDWALK LANDING
FERNANDINA BEACH, FL 32034

2023

27-2N-28-014A-0035-0000



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	VALUATION SUMMARY											
Exterior Wall	30	VINYL 70	0900	01	1,893	109.2700	129.76	245,636	2002	2005	0	0	0	8.15	91.85	STANDARD										
Exterior Wall	16	WD FR STUC 30	1 SNGL FAM - 100% - 2003													Heated Area: 1602										
Roof Structur	08	IRREGULAR 100														HX Base Yr 2003										
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		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	1,602	100	1,602	190,934																						
FGR	441	55	243	28,962																						
FOP	73	30	22	2,622																						
FOP	85	30	26	3,099																						
TOTALS			2,201	1,893	225,617																					
EXTRA FEATURES			96188 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	543.00	SF	5.20	5.20	100	2002	2002	3	83	2,344											
2	0910	SCRN RM L	0 100	32	16	512.00	SF	15.00	15.00	100	2006	2006	3	31	2,381											
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045											
4	0855	CONC PAVER	0 100	0	0	424.00	SF	3.00	3.00	100	2006	2006	3	88	1,119											
5	0811	CONCRETE B	0 100	32	16	512.00	SF	5.20	5.20	100	2002	2002	3	83	2,210											
TOTAL OB/XF 11,099																										
LAND DESCRIPTION			TOTAL OB/XF																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 06/20/2017 BY KWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																										

Diagram showing building layout with dimensions and area calculations.

Heated Area: 1602

Basement (BAS) 2002

Floor Plan (FOP) 2002

Floor Plan (FGR) 2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q	V	RSN CD	SALE PRICE
1058/0321	5/28/2002	WD	Q	I		134,300

GRANTOR: KB HOME

GRANTEE: FREDKIN LAWRENCE

1050/1096	4/18/2002	WD	U	V	07	100
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GRANTOR: OCEAN REACH JOINT VEN

GRANTEE: KB HOME JACKSONVILL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W18 FOP=[YR=2002] N5 W17 S5 E17 \$ W17 N5 W14 S33 FGR=[YR=2002] S21 E21 N14 FOP=[YR=2002] E9 S3 E7 N9 W5 S4 W11 S2\$ N7 W21\$ E21 S5 E11 N4 E5 S9 E2 N2 E10 N36 \$.