LOT 36
IN OR 1898/1007
BEACHWAY @ NASSAU LAKE 1-A

RICHARDS CHRISTINA K & ERIC L
96198 BOARDWALK LANDING
FERNANDINA BEACH, FL 32034

2023

27-2N-28-014A-0036-0000

BUILDING CHARACTERISTICS

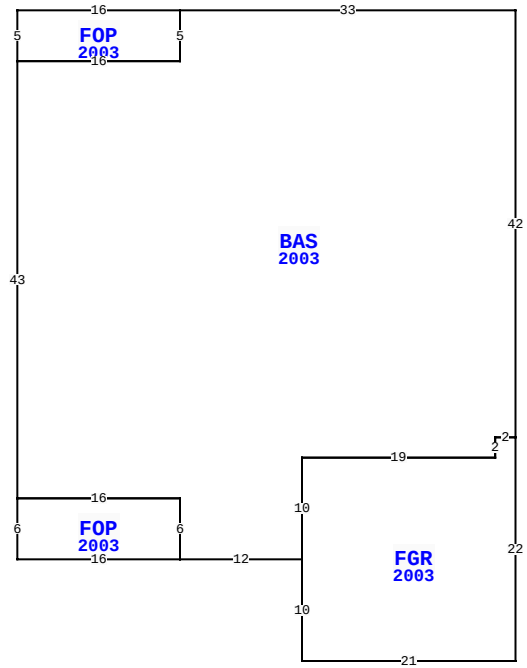
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,256	100	2,256	255,341
FGR	424	55	233	26,371
FOP	80	30	24	2,716
FOP	96	30	29	3,282
TOTALS	2,856		2,542	287,712

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,542	105.1200	124.83	317,318	2003	2003	0	0	0	9.33	90.67

1 SNGL FAM – 100% - 2004 Heated Area: 2256 HX Base Yr 2004



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

96198 BOARDWALK LDG, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		287,712
TOTAL MARKET OB/XF VALUE		5,865
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		368,577
SOH/AGL Deduction		201,342
ASSESSED VALUE		167,235
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		117,235
TOTAL JUST VALUE		368,577
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,554

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311205	NEW CONSTR	162,944	06/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1898/1007	1/11/2014	QC	U	I	11	100
GRANTOR: RICHARDS CHRISTINA K						
GRANTEE: RICHARDS CHRISTINA						
1178/0598	10/06/2003	WD	Q	I		154,900
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: RICHARDS CHRISTINA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W33 FOP=[YR=2003] W16 S5 E16 N5$ S5 W16 S43 FOP=[YR=2003] S6 E16 N6 W16 $ E16 S6 E12 FGR=[YR=2003] S10 E21 N22 W2 S2 W19 S10 $ N10 E19 N2 E2 N42 $.

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	
2	0810	CONCRETE A	0	100	0	0	510.00	SF	6.50	6.50	100	2003	2003	3	84	2,785	

LAND DESCRIPTION

TOTAL OB/XF 5,865

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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							

REVIEW DATE 06/20/2017 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS