

LOT 41
IN OR 1633/710
BEACHWAY @ NASSAU LAKE 1-A

TREADWELL BYRON A & JANET L/E/
96078 BOARDWALK LANDING
FERNANDINA BEACH, FL 32034

2023

27-2N-28-014A-0041-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 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	1,953	100	1,953	217,028
FGR	460	55	253	28,115
FOP	22	30	7	778
FSP	180	40	72	8,001
PTO	117	5	6	666
USP	120	30	36	4,001

TOTALS	2,852		2,327	258,589
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EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0811	CONCRETE B	0 100	0	0	755.00	SF	5.20	5.20	100	2002	2002	3

LAND DESCRIPTION													
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
1	000100	C	SFR	100	0003		0.00	0.00	1.00	LT		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,327	103.7820	123.24	286,779	2002	2002	0	0	0	9.83	90.17	
1 SNGL FAM - 100% - 2009 Heated Area: 1953 HX Base Yr 2009													
96078 BOARDWALK LDG, FERNANDINA BEACH													
BLD DATE: 05/22/2023 MLU													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		258,589	
TOTAL MARKET OB/XF VALUE		3,259	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		336,848	
SOH/AGL Deduction		244,538	
ASSESSED VALUE		92,310	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		42,310	
TOTAL JUST VALUE		336,848	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		255,446	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1807969	(8) WINDOWS	0	11/01/2018
R1707112	REPAIR/RRF	11,000	11/01/2017
B21989	ADDITION	6,000	10/01/2008
B0209640	NEW CONSTR	144,343	06/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1633/0710	7/13/2009	WD U	I	I	14	100	
GRANTOR: TREADWELL BYRON A & J							
GRANTEE: TEADWELL BYRON A &							
1582/0757	8/26/2008	WD Q	I			195,000	
GRANTOR: JOHNSON BRIAN ALLEN							
GRANTEE: TREADWELL BYRON A &							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2002] W15 USP=[YR=2008] N6 W20 S6 E20\$ FSP=[YR=2008] W20 PTO=[YR=2002] W13 S9 E13 N9\$ S9 E20 N9\$ S9 W33 S44 E13 FOP=[YR=2002] S1 E6 N5 W4 S4 W2\$ E2 N4 E4 S2 E9FGR=[YR=2002] S12 E20 N23 W20 S11\$ N11 E20 N40\$.													