LOT 42
IN OR 2116/1350
BEACHWAY @ NASSAU LAKE 1-A

CONE CHARLES B JR & MARY L
96060 BOARDWALK LDG
FERNANDINA BEACH, FL 32034

2023

27-2N-28-014A-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

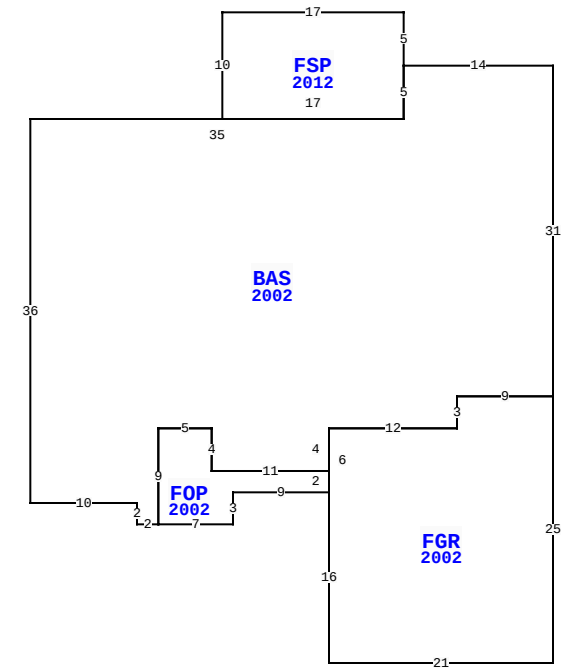
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,596	100	1,596	191,720
FGR	489	55	269	32,314
FOP	73	30	22	2,643
FSP	170	40	68	8,169
TOTALS	2,328		1,955	234,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,955	110.7400	131.50	257,082	2002	2004	0	0	0	8.65	91.35

1 SNGL FAM – 100% - 2018 Heated Area: 1596 HX Base Yr 2018



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

96060 BOARDWALK LDG, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		234,844
TOTAL MARKET OB/XF VALUE		4,877
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		314,721
SOH/AGL Deduction		136,298
ASSESSED VALUE		178,423
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		128,423
TOTAL JUST VALUE		314,721
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2005293	(8) WINDOWS	0	07/01/2020
B1702648	H/AC	0	05/01/2017
B0209913	NEW CONSTR	120,231	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2116/1350	4/24/2017	WD	Q	I	02	180,000
GRANTOR: WILES RYAN MATTHEW						
GRANTEE: CONE CHARLES BRYAN						
1274/0311	11/16/2004	QC	U	I	01	100
GRANTOR: WILES RYAN & STEPHANI						
GRANTEE: WILES RAYAN MATTHEW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W14 FSP=[YR=2012] N5 W17 S10 E17 N5$ S5 W35 S36 E10 S2 E2 FOP=[YR=2002] E7 N3 E9 FGR=[YR=2002] S16 E21 N25 W9 S3 W12 S6$ N2 W11 N4 W5 S9$ N9 E5 S4 E11 N4 E12 N3 E9 N31 $.

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	0812	CONCRETE C	0	100	0	0	1,469.00	SF	4.00	4.00	100	2002	2002	3	83	4,877	

LAND DESCRIPTION

TOTAL OB/XF 4,877

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 KWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS