

LOT 43
IN OR 1058/423
BEACHWAY @ NASSAU LAKE 1-A

MOSLEY VIRGINIA
9620 BOARDWALK LANDING
FERNANDINA BEACH, FL 32034

2023

27-2N-28-014A-0043-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
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	

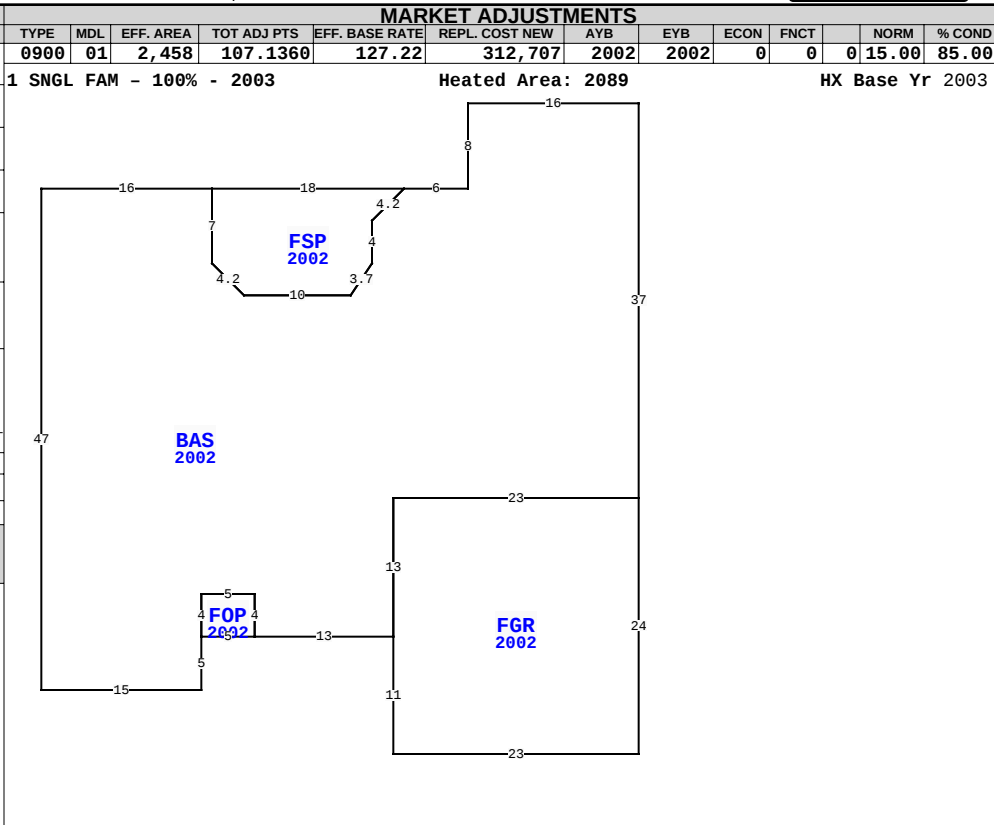
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,089	100	2,089	225,899
FGR	552	55	304	32,874
FOP	20	30	6	649
FSP	147	40	59	6,380

TOTALS	2,808		2,458	265,801
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	0	0	1,460.00	SF	4.00	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003		0.00	0.00	1.00

REVIEW DATE 06/20/2017 BY KWX



9620 BOARDWALK LDG, FERNANDINA BEACH	BLD DATE	LGL DATE	05/22/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2002	2002	3	83	4,847	

TOTAL OB/XF									
4,847									

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	265,801		
TOTAL MARKET OB/XF VALUE	4,847		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	345,648		
SOH/AGL Deduction	187,403		
ASSESSED VALUE	158,245		
TOTAL EXEMPTION VALUE	HX HB WX 55,000		
BASE TAXABLE VALUE	103,245		
TOTAL JUST VALUE	345,648		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	262,462		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1803287	REPAIR/RRF	14,827	04/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1058/0423	5/28/2002	WD	Q	I		160,900
GRANTOR: KB HOME						
GRANTEE: MOSLEY ROBERT & VIR						
1050/1096	4/18/2002	WD	U	V	07	100
GRANTOR: OCEAN REACH JOINT VEN						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W16 S8 W6 FSP=[YR=2002] W18 S7 R3 D3 E10 U3 R2 N4 R3 U3 \$ D3 L3 S4 L2 D3 W10 U3 L3 N7 W16 S47 E15 N5 FOP=[YR=2002] E5 N4 W5 S4\$ N4 E5 S4 E13 FGR=[YR=2002] S11 E23 N24 W23 S13\$ N13 E23 N37\$.									