

LOT 14
IN OR 1172/578
BEACHWAY @ NASSAU LAKE #1B

BOLYARD RENEE Y & JOHN P
96032 INLET COVE COURT
FERNANDINA BEACH, FL 32034

2023

27-2N-28-014B-0014-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
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	2,027	100	2,027	228,424
FGR	448	55	246	27,722
FOP	20	30	6	676
FSP	230	40	92	10,368
TOTALS	2,725		2,371	267,189

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,371	104.8600	124.52	295,237	2003	2003	0	0	9.50	90.50

1 SNGL FAM - 100% - 2004

Heated Area: 2027

HX Base Yr 2004

The floor plan diagram illustrates a property layout with several distinct areas and their dimensions. The overall lot dimensions are 23 units wide and 46 units deep. The areas are defined as follows:

- FSP 2017**: A rectangular area at the top, measuring 23 units wide and 10 units high.
- BAS 2003**: A large rectangular area in the center, measuring 37 units wide and 23 units high.
- FGR 2003**: A rectangular area at the bottom left, measuring 22 units wide and 20 units high.
- FOP 2003**: A small rectangular area at the bottom right, measuring 4 units wide and 3 units high.

Other dimensions and features include:

- A vertical line on the left side of the lot, measuring 16 units from the top to the start of the BAS area, and 13 units from the start of the BAS area to the bottom of the FGR area.
- A horizontal line at the bottom of the lot, measuring 20 units from the left to the start of the FGR area, and 2 units from the start of the FGR area to the right edge.
- A horizontal line at the bottom of the BAS area, measuring 10 units from the left to the start of the FGR area, and 13 units from the start of the FGR area to the right edge.
- A horizontal line at the bottom of the FGR area, measuring 22 units from the left to the right edge.
- A horizontal line at the bottom of the FOP area, measuring 4 units from the left to the right edge.
- A horizontal line at the bottom of the FOP area, measuring 3 units from the left to the right edge.
- A horizontal line at the bottom of the FOP area, measuring 2 units from the left to the right edge.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023

MLU