

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Floor		2 100	
Recreation	POOL	POOL 100	
Location	INTERIOR	INTERIOR 100	
View	AVERAGE	AVERAGE 100	
Balcony	FOP-3	FOP-3 100	
Parking	OPEN	OPEN 100	
Bedrooms		2 100	
Bathrooms		2 100	
Oth Rooms		2 100	
Quality	03	Quality Level 03	
DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10012.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
			SUBAREA MARKET VALUE
TOTALS	1,460		1,460

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
8328022		1,460				1984	1984	100	100	0	
1 CONDO - 0% - 0											
HX Base Yr											

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		464,000	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		464,000	
SOH/AGL Deduction		32,030	
ASSESSED VALUE		431,970	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		431,970	
TOTAL JUST VALUE		464,000	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		478,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21117	REMODEL	1,800	02/01/2008
0391	H/AC	700	01/01/1994
0693	CHNGE SRVC	300	01/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2470/1100	6/14/2021	WD	Q	I	01	375,000
GRANTOR: MCGRAW KATHRYN LAUREN						
GRANTEE: CALF ROOM GROUP LLC						
2281/1172	6/12/2019	WD	Q	I	01	260,600
GRANTOR: MARCY JOHN F & CHRIST						
GRANTEE: MCGRAW KATHRYN LAUR						

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	% COND	OB/XF MKT VALUE	NOTES
2305 BOXWOOD LN, FERNANDINA BEACH												BLD DATE		LGL DATE		
												XF DATE		LAND DATE		
												INC DATE		AG DATE		
												TOTAL OB/XF	0			

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION												TOTAL OB/XF													
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	