

BUILDING CHARACTERISTICS				MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY			
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
Floor		1	100	8328022		1,460				1984	1984	100	100	0			
Recreation	POOL	POOL 100		1 CONDO - 0% - 0										HX Base Yr			
Location	END	END 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												
EXTRA FEATURES				2334 BOXWOOD LN, FERNANDINA BEACH													
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	

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		132,717
ASSESSED VALUE		331,283
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		331,283
TOTAL JUST VALUE		464,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		478,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25784	REPAIR/RRF	65,000	03/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2697/1037	3/04/2024	WD	Q	I	01	575,000
GRANTOR: TRINO JEFFREY DAVID &						
GRANTEE: BLOSSMAN GAS INC						
2138/1296	8/02/2017	WD	Q	I	01	230,000
GRANTOR: BLYTHE MICHAEL E & BE						
GRANTEE: TRINO JEFFREY DAVID						

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