

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		2	100	8328022		1,460				1984	1984	100	100	0			
Recreation	POOL	POOL 100		1 CONDO - 0% - 0										HX Base Yr			
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	2341 BOXWOOD LN, FERNANDINA BEACH													

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
B22540	REMODEL	1,200	06/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2517/1312	11/30/2021	WD	Q	I	01	425,000
GRANTOR: GOLDMAN ROGER S & ALI						
GRANTEE: MOSSOROFO BRYAN S &						
2242/1462	11/26/2018	WD	Q	I	01	250,000
GRANTOR: STEVENSON SCOTT & MAR						
GRANTEE: GOLDMAN ROGER S & A						

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