

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	VALUATION SUMMARY											
Floor		3 100	8328081		1,470				2006	2006	100	100	0		VALUATION BY STANDARD											
Recreation	POOL	POOL 100	1 CONDO - 0% - 0										Tax Group: 5					Tax Dist:								
Location	INTERIOR	INTERIOR 100											BUILDING MARKET VALUE					484,000								
View Lump	TYPICAL	TYPICAL 100											TOTAL MARKET OB/XF VALUE					0								
Desirability	FLOOR	3RD FLOOR 100											TOTAL LAND VALUE - MARKET					0								
Balcony	FOP/PATIO	FOP/PATIO 100											TOTAL MARKET VALUE					484,000								
Parking	OPEN	OPEN 100											SOH/AGL Deduction					78,650								
Bedrooms		2 100											ASSESSED VALUE					405,350								
Bathrooms		2 100											TOTAL EXEMPTION VALUE					0								
Oth Rooms		2 100											BASE TAXABLE VALUE					405,350								
Quality 04 Quality Level 04															TOTAL JUST VALUE					484,000						
DOR CODE 0400 CONDOMINIUM															NCON VALUE					0						
MAP NUM MKT AREA 10															INCOME VALUE											
NEIGHBORHOOD/LOC 10012.00															PREVIOUS YEAR MKT VALUE					436,000						
TOTALS 1,470 1,470																										
EXTRA FEATURES																										
2531 BOXWOOD LN, FERNANDINA BEACH																										

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2439/1227	3/04/2021	WD Q	Q	I	01	325,000
GRANTOR: ELLIS JOSEPH R & LYNN						
GRANTEE: WHEELER WILLIAM & V						
1420/1639	6/16/2006	WD Q	Q	I		465,000
GRANTOR: AMELIA TENNIS VILLAS						
GRANTEE: ELLIS JOSEPH R ETAL						

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV