

LOT 22
IN OR 1748/1512
BEACHWAY @ NASSAU LAKE 1-A

MURPHY JAMES T & RENA B
9627 BOARDWALK LANDING
FERNANDINA BEACH, FL 32034

2024

27-2N-28-014A-0022-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
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
------------------	---------

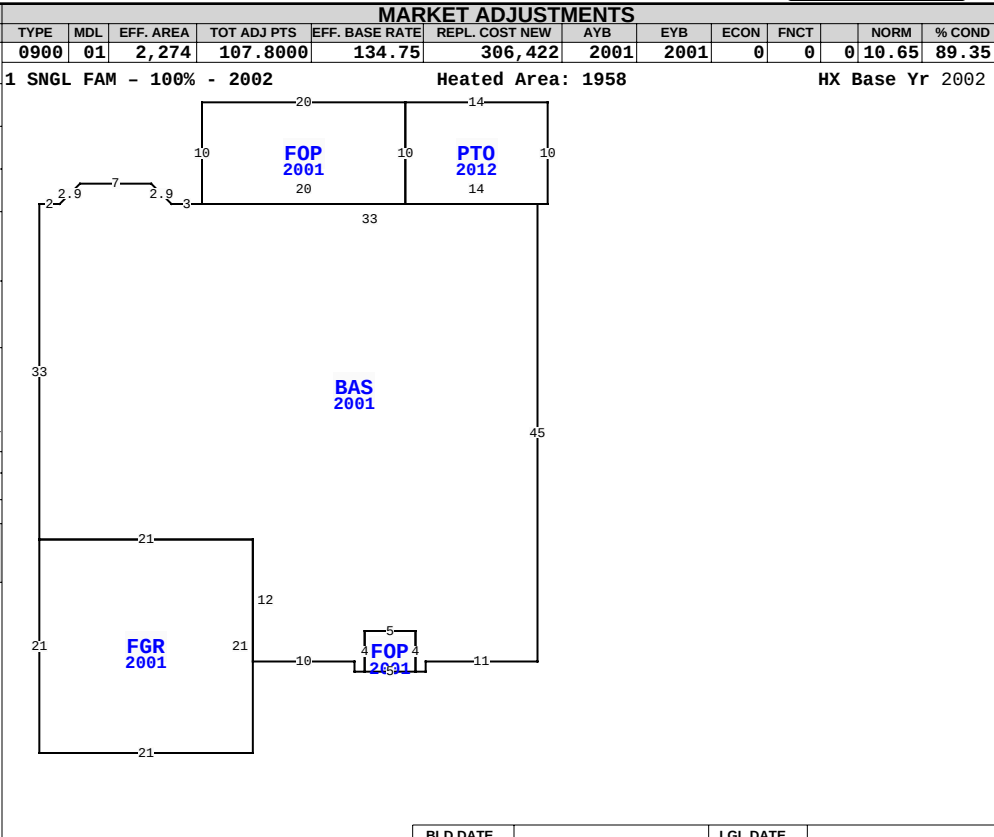
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,958	100	1,958	235,742
FGR	441	55	243	29,257
FOP	20	30	6	723
FOP	200	30	60	7,224
PTO	140	5	7	843
TOTALS	2,759		2,274	273,788

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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975	
2	0811	CONCRETE B	0 100	0	0	738.00	SF	5.20	5.20	100	2001	2001	3	80	3,070	
3	0855	CONC PAVER	0 100	0	0	385.00	SF	6.00	6.00	100	2017	2017	3	97	2,241	
4	0855	CONC PAVER	0 100	18	14	252.00	SF	6.00	6.00	100	2017	2017	3	97	1,467	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	000

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS



9627 BOARDWALK LDG, FERNANDINA BEACH	BLD DATE	LGL DATE	05/22/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		273,788	
TOTAL MARKET OB/XF VALUE		9,753	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		358,541	
SOH/AGL Deduction		197,807	
ASSESSED VALUE		160,734	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		110,734	
TOTAL JUST VALUE		358,541	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		346,414	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1705736	REPAIR/RRF	17,569	09/01/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1748/1512	7/27/2011	WD	U	I	30	100	
GRANTOR:MURPHY JAMES TERRANCE							
GRANTEE:MURPHY JAMES T & RE							
1050/1096	4/18/2002	WD	U	V	07	100	
GRANTOR:OCEAN REACH JOINT VEN							
GRANTEE:KB HOME JACKSONVILL							

BUILDING NOTES		
----------------	--	--

BUILDING DIMENSIONS		
PTO=[YR=2012] W14 FOP=[YR=2001] W20 S10 BAS=[YR=2001] W3 U2 L2 W7 D2 L2 W2 S33 FGR=[YR=2001] S21 E21 N21 W21\$ E21 S12 E10 S1 E1 FOP=[YR=2001] E5 N4 W5 S4\$ N4 E5 S4E1 N1 E11 N45 W33\$ E20 N10\$ S10 E14 N10\$.		