

LOT 28  
BEACHWAY @ NASSAU LAKE 1-A  
PB 6/199

ROBERTSON SCOTT & LYNNE C  
96107 BOARDWALK LANDING  
FERNANDINA BEACH, FL 32034

2024

27-2N-28-014A-0028-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 30 | VINYL 70       |
| Exterior Wall            | 16 | WD FR STUC 30  |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 80      |
| Interior Floo            | 11 | CLAY TILE 20   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 4  | 100            |
| Bathrooms                | 2  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    | 0  | 100            |
| Occupancy                | 00 | NONE 100       |

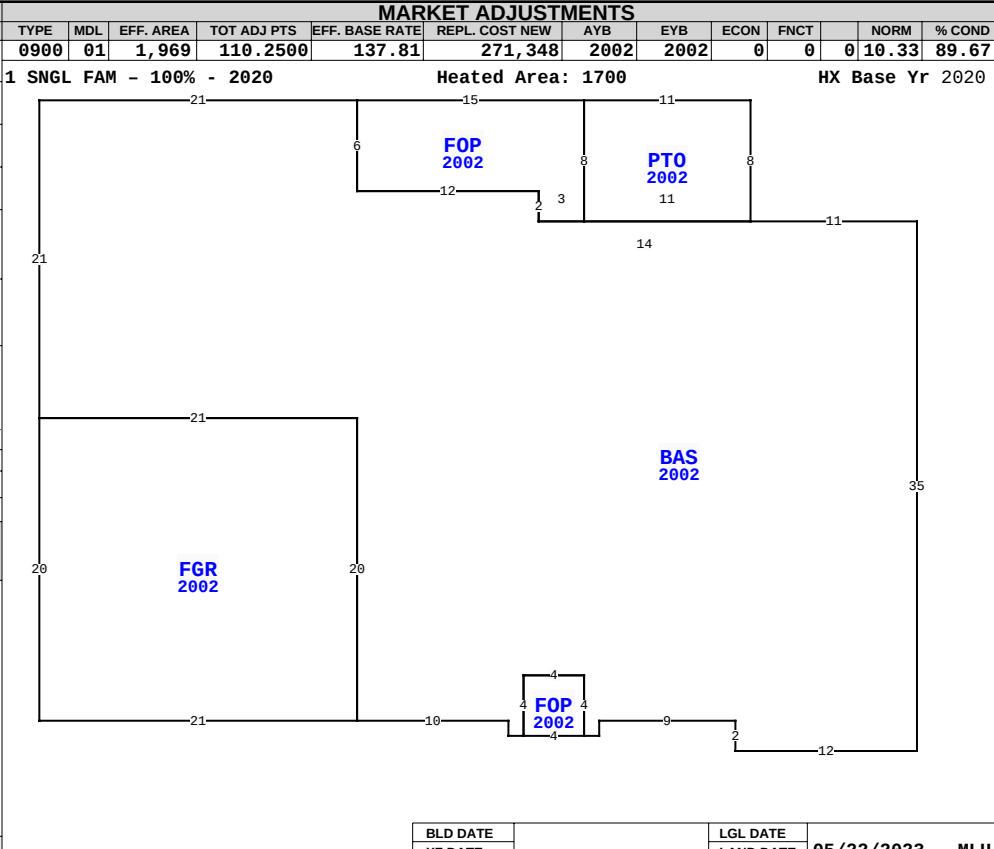
|          |      |                  |
|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY    |
| MAP NUM  |      | MKT AREA 04      |

NEIGHBORHOOD/LOC 4057.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,700            | 100         | 1,700        | 210,076              |
| FGR       | 420              | 55          | 231          | 28,546               |
| FOP       | 16               | 30          | 5            | 618                  |
| FOP       | 96               | 30          | 29           | 3,583                |
| PTO       | 88               | 5           | 4            | 494                  |
| TOTALS    | 2,320            |             | 1,969        | 243,318              |

| 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 |
| 1              | 0811       | CONCRETE B  | 0       | 100 | 0 | 0     |    |       | 777.00         | SF        | 5.20    |             |   |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |     |           |        |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|-----------|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND |
| 1                | 000100   | C   | SFR                  | 100 | 0003 | PUD      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00      | 1.00   |



96107 BOARDWALK LDG, FERNANDINA BEACH

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 3,313       |  |  |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |           |  |
|---------------------------|--|-----------|--|
| PAGE 1 of 1               |  |           |  |
| VALUATION SUMMARY         |  |           |  |
| VALUATION BY              |  | STANDARD  |  |
| Tax Group: 4              |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  | 243,318   |  |
| TOTAL MARKET OB/XF VALUE  |  | 3,313     |  |
| TOTAL LAND VALUE - MARKET |  | 75,000    |  |
| TOTAL MARKET VALUE        |  | 321,631   |  |
| SOH/AGL Deduction         |  | 168,780   |  |
| ASSESSED VALUE            |  | 152,851   |  |
| TOTAL EXEMPTION VALUE     |  | 50,000    |  |
| BASE TAXABLE VALUE        |  | 102,851   |  |
| TOTAL JUST VALUE          |  | 321,631   |  |
| NCON VALUE                |  | 0         |  |
| INCOME VALUE              |  |           |  |
| PREVIOUS YEAR MKT VALUE   |  | 310,795   |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B0209639   | NEW CONSTR  | 129,447 | 06/01/2002 |

| SALES DATA                     |            |           |         |        |            |
|--------------------------------|------------|-----------|---------|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q / V I | RSN CD | SALE PRICE |
| 2322/0287                      | 11/25/2019 | WD Q      | I       | 01     | 215,000    |
| GRANTOR: PHELAN WILLIAM T REVO |            |           |         |        |            |
| GRANTEE: ROBERTSON SCOTT & L   |            |           |         |        |            |
| 1474/0089                      | 1/24/2007  | TD U      | I       | 01     | 103,000    |
| GRANTOR: GODEK LINDA M TRUSTEE |            |           |         |        |            |
| GRANTEE: PHELAN WILLIAM T TR   |            |           |         |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|

BUILDING DIMENSIONS

BAS=[YR=2002] W11 PTO=[YR=2002] N8 W11 FOP=[YR=2002] W15 S6  
E12 S2 E3 N8\$ S8 E11\$ W14 N2 W12 N6 W21 S21 FGR=[YR=2002] S20  
E21 N20 W21\$ E21 S20 E10 S1 E1 FOP=[YR=2002] E4 N4W4 S4\$ N4  
E4 S4 E1 N1 E9 S2 E12 N35\$ .