

LOT 29
BEACHWAY @ NASSAU LAKE 1-A
PB 6/199

DOLLAR LARRY LEE JR & LYWANA L
96123 BOARDWALK LANDING
FERNANDINA BEACH, FL 32034

2024

27-2N-28-014A-0029-0000



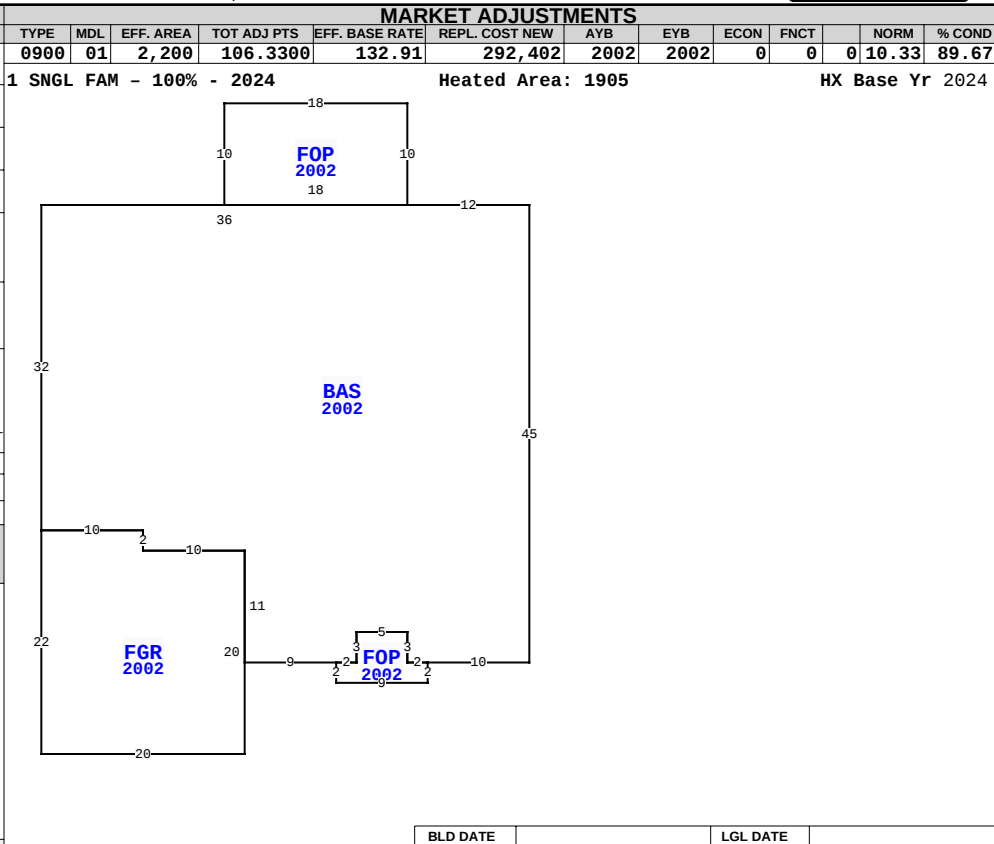
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR 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	1,905	100	1,905	227,039
FGR	420	55	231	27,530
FOP	33	30	10	1,192
FOP	180	30	54	6,436
TOTALS	2,538		2,200	262,197

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	752.00	SF	5.20	5.20	
3	0911	SCRN RM A	0	100	36	32	1,152.00	SF	17.50	17.50	
4	0861	POOL GUNIT	0	100	23	26	598.00	SF	85.00	85.00	
5	0845	KOOL DECK	0	100	0	0	554.00	SF	7.25	7.25	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	OTHER ADJUSTMENTS AND NOTES
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT	



96123 BOARDWALK LDG, FERNANDINA BEACH											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
						05/22/2023 MLU					

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			262,197
TOTAL MARKET OB/XF VALUE			28,284
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			365,481
SOH/AGL Deduction			0
ASSESSED VALUE			365,481
TOTAL EXEMPTION VALUE			55,000
BASE TAXABLE VALUE			310,481
TOTAL JUST VALUE			365,481
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			355,612

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209628	SWIM POOL	3,960	06/01/2002
B0209205	NEW CONSTR	142,051	01/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2668/1538	9/21/2023	WD	Q	I	01	429,000
GRANTOR: HARPER GEOFFREY S						
GRANTEE: DOLLAR LARRY LEE JR						
1695/1095	8/19/2010	QC	U	I	11	100
GRANTOR: TAYLOR ELIZABETH K (H						
GRANTEE: HARPER GEOFFREY S						

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2002;ORIG=0,0] W12 W36 S32 E10 S2 E10 S11 E9 E2 N3 E5 S3 E2 E10 N45 \$											
FGR=[YR=2002;ORIG=-48,32] S22 E20 N20 W10 N2 W10 \$											
FOP=[YR=2002;ORIG=-12,0] N10 W18 S10 E18 \$											
FOP=[YR=2002;ORIG=-19,45] S2 E9 N2 W2 N3 W5 S3 W2 \$											