

LOT 30
IN OR 1095/1856
BEACHWAY @ NASSAU LAKE 1-A

DUFFY D LANG & HEATHER
96133 BOARDWALK LANDING
FERNANDINA BEACH, FL 32034

2024

27-2N-28-014A-0030-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	08 SHT VINYL 20
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	1,593	100	1,593	195,611
FGR	450	55	248	30,453
FOP	55	30	16	1,965
FOP	85	30	26	3,192
TOTALS	2,183		1,883	231,221

EXTRA FEATURES	
L N	OB/XF CODE
1	0500
2	0811

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,883	109.7600	137.20	258,348	2002	2002	0	0	10.50	89.50
1 SNGL FAM - 100% - 2003 Heated Area: 1593 HX Base Yr 2003											
96133 BOARDWALK LDG, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/22/2023 MLU											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:	
BUILDING MARKET VALUE		231,221	
TOTAL MARKET OB/XF VALUE		6,873	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		313,094	
SOH/AGL Deduction		172,583	
ASSESSED VALUE		140,511	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		90,511	
TOTAL JUST VALUE		313,094	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		302,842	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1808510	REPAIR/RRF	14,173	10/01/2018
B0209914	NEW CONSTR	120,001	07/01/2002

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1095/1856	11/20/2002	WD Q I	
GRANTOR: KB HOME			
GRANTEE: DUFFY D LANG & HEAT			
1050/1096	4/18/2002	WD U V	07
GRANTOR: OCEAN REACH JOINT VEN			
GRANTEE: KB HOME JACKSONVILL			

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

BUILDING DIMENSIONS	
BAS=[YR=2002] W18 FOP=[YR=2002] N5 W17 S5 E17\$ W17 N5 W14 S31	
FGR=[YR=2002] S23 E21 N20 W11 N3 W10\$ E10 S3 E11 S4 E9	
FOP=[YR=2002] S5 E7 N9 W5 S4 W2\$ E2 N4 E5 S9 E2 N2 E10 N36\$.	

LAND DESCRIPTION										TOTAL OB/XF										6,873									
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					
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000												