

LOT 35
IN OR 1058/321
BEACHWAY @ NASSAU LAKE 1-A

FREDKIN LAWRENCE
96188 BOARDWALK LANDING
FERNANDINA BEACH, FL 32034

2024

27-2N-28-014A-0035-0000



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		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

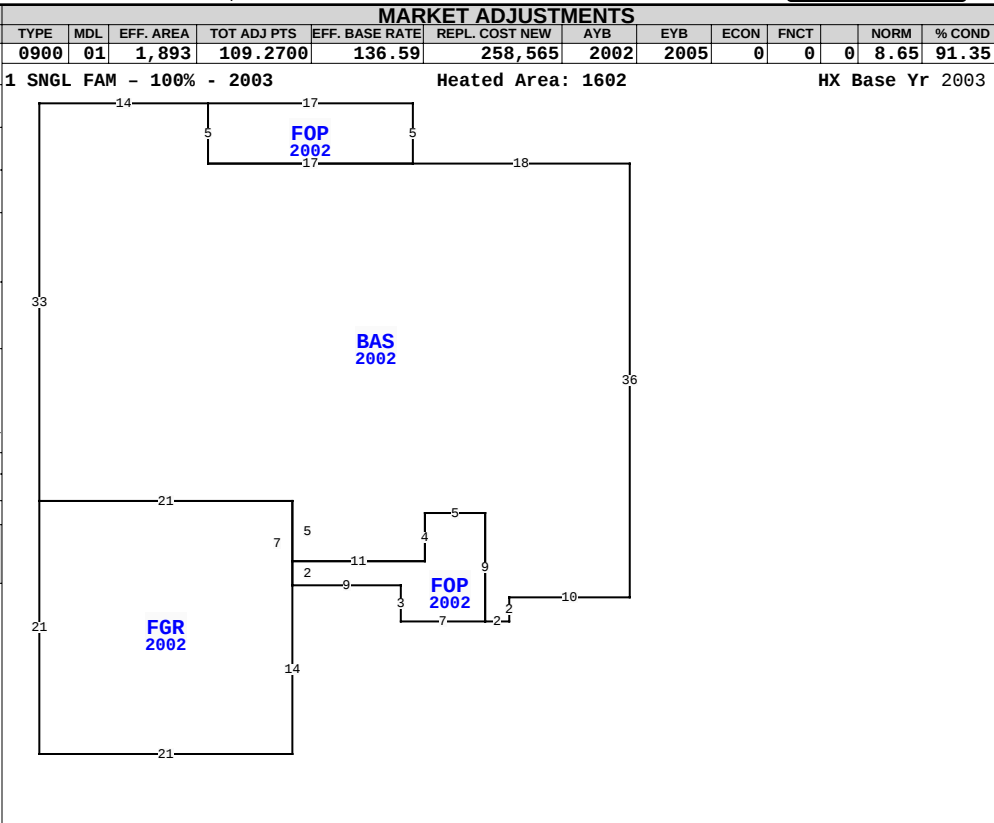
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,602	100	1,602	199,889
FGR	441	55	243	30,320
FOP	73	30	22	2,745
FOP	85	30	26	3,244

TOTALS 2,201 1,893 236,199

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	543.00	SF	5.20	5.20	
2	0910	SCRN RM L	0	100	32	16	512.00	SF	15.00	15.00	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
4	0855	CONC PAVER	0	100	0	0	424.00	SF	3.00	3.00	
5	0811	CONCRETE B	0	100	32	16	512.00	SF	5.20	5.20	

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

REVIEW DATE 05/12/2019 BY KBA



96188 BOARDWALK LDG, FERNANDINA BEACH

TOTAL OB/XF											
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Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
STANDARD											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 236,199											
TOTAL MARKET OB/XF VALUE 10,689											
TOTAL LAND VALUE - MARKET 75,000											
TOTAL MARKET VALUE 321,888											
SOH/AGL Deduction 175,566											
ASSESSED VALUE 146,322											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 96,322											
TOTAL JUST VALUE 321,888											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 311,716											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2109792	REPAIR/RRF	19,900	09/01/2021
E16196	ELEC OTHER	250	11/01/2005
B16192	ADDITION	14,434	09/01/2005
B0209204	NEW CONSTR	120,231	01/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1058/0321	5/28/2002	WD	Q	I		134,300	
GRANTOR: KB HOME							
GRANTEE: FREDKIN LAWRENCE							
1050/1096	4/18/2002	WD	U	V	07	100	
GRANTOR: OCEAN REACH JOINT VEN							
GRANTEE: KB HOME JACKSONVILL							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2002] W18 FOP=[YR=2002] N5 W17 S5 E17 \$ W17 N5 W14 S33 FGR=[YR=2002] S21 E21 N14 FOP=[YR=2002] E9 S3 E7 N9 W5 S4 W11 S2\$ N7 W21\$ E21 S5 E11 N4 E5 S9 E2 N2 E10 N36 \$.											