

**GENTRY DARRYL K & SHARON M**  
96136 BOARDWALK LANDING  
FERNANDINA BEACH, FL 32034

**27-2N-28-014A-0038-0000**

BUILDING CHARACTERISTICS

ELEMENTCD

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 Floor

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. 100

Units

0 100

Occupancy

00 NONE 100

Quality

03 Quality Level 03

DOR CODE

0100 SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4057.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,598

100

1,598

198,572

FGR

445

55

245

30,444

FOP

73

30

22

2,734

FOP

170

30

51

6,337

TOTALS

2,286

1,916

238,088

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

2003

2003

3

87

3,045

2

0811

CONCRETE B

0 100

0

0

754.00

SF

5.20

5.20

100

2003

2003

3

83

3,254

LAND DESCRIPTION

TOTAL OB/XF

6,299

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

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

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

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSTOT ADJ PNTS

REPL. COST NEWAYB

EYBECONFNCT

NORM% COND

0900011,916110.2500137.81264,04420032003009.8390.17

1 SNGL FAM - 100% - 2004Heated Area: 1598HX Base Yr 2004

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/22/2023MLU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W14 FOP=[YR=2003] N5 W17 S10 E17 N5\$ S5 W35 S36 E10 S2 E2 FOP=[YR=2003] E7 N3 E9 FGR=[YR=2003] S14 E21 N23 W2 S2 W19 S7\$ N2 W11 N4 W5 S9\$ N9 E5 S4 E11 N5 E19 N2 E2 N31\$ .

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUE

SOH/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

238,0886,29975,000319,387174,188145,19950,00095,199319,3870308,812

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B0210387NEW CONSTR120,23101/01/2003

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVINCDRSN CD SALE PRICE

1158/04247/30/2003WDUII07100

GRANTOR: KB HOME JACKSONVILLEGRANTEE: GENTRY DARRYL KEITH

1131/03284/22/2003WDQUII135,900

GRANTOR: KB HOME JACKSONVILLEGRANTEE: GENTRY DARRYL KEITH