

LOT 40
IN OR 1889/1518
BEACHWAY @ NASSAU LAKE 1-A

WHITE STEPHEN A
96092 BOARDWALK LANDING
FERNANDINA BEACH, FL 32034

2024

27-2N-28-014A-0040-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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
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NEIGHBORHOOD/LOC	4057.00
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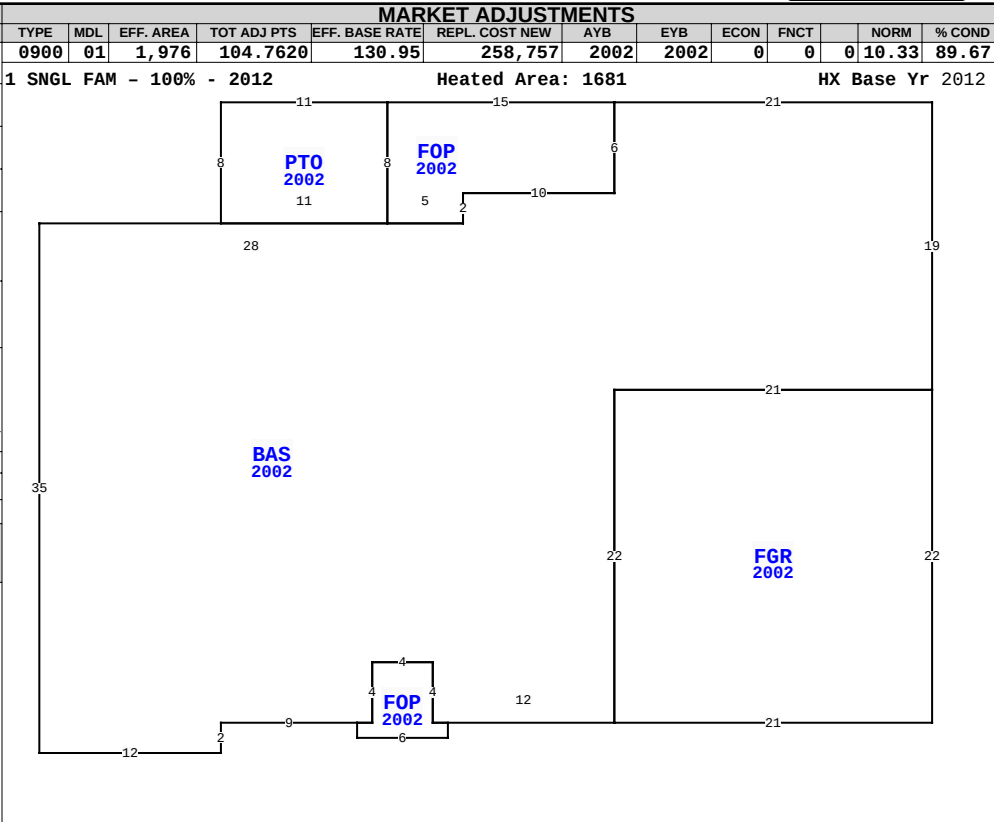
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,681	100	1,681	197,388
FGR	462	55	254	29,825
FOP	22	30	7	822
FOP	100	30	30	3,523
PTO	88	5	4	470

TOTALS	2,353		1,976	232,027
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	768.00	SF	5.20	5.20	100	2002

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

REVIEW DATE	01/11/2023	BY	DJA
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96092 BOARDWALK LDG, FERNANDINA BEACH	BLD DATE		LGL DATE	05/22/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2002	3	82	3,275	

TOTAL OB/XF											
3,275											

Total Acres: 0.00	Total Land Value: 75,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY											
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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		232,027
TOTAL MARKET OB/XF VALUE		3,275
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		310,302
SOH/AGL Deduction		168,101
ASSESSED VALUE		142,201
TOTAL EXEMPTION VALUE	SX HX HB	100,000
BASE TAXABLE VALUE		42,201
TOTAL JUST VALUE		310,302
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,965

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1705308	REPAIR/RRF	0	08/01/2017
B0209327	NEW CONSTR	125,475	02/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1889/1518	11/18/2013	QC	U	I	11	100	
GRANTOR: WHITE MARY M & STEPHE							
GRANTEE: WHITE STEPHEN A							
1740/1530	5/31/2011	WD	Q	I	02	154,000	
GRANTOR: ALLEN THERESE A							
GRANTEE: WHITE STEPHEN & MAR							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2002] W21 FOP=[YR=2002] W15 PTO=[YR=2002] W11 S8 E11 N8\$ S8 E5 N2 E10 N6\$S6 W10 S2 W28 S35 E12 N2 E9 FOP=[YR=2002] S1 E6 N1 W1 N4 W4 S4 W1\$ E1 N4 E4 S4 E12 FGR=[YR=2002] E21 N22 W21 S22\$ N22 E21 N19\$.											