

LOT 41
IN OR 1633/710
BEACHWAY @ NASSAU LAKE 1-A

TREADWELL BYRON A & JANET L/E/
96078 BOARDWALK LANDING
FERNANDINA BEACH, FL 32034

2024

27-2N-28-014A-0041-0000



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	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	

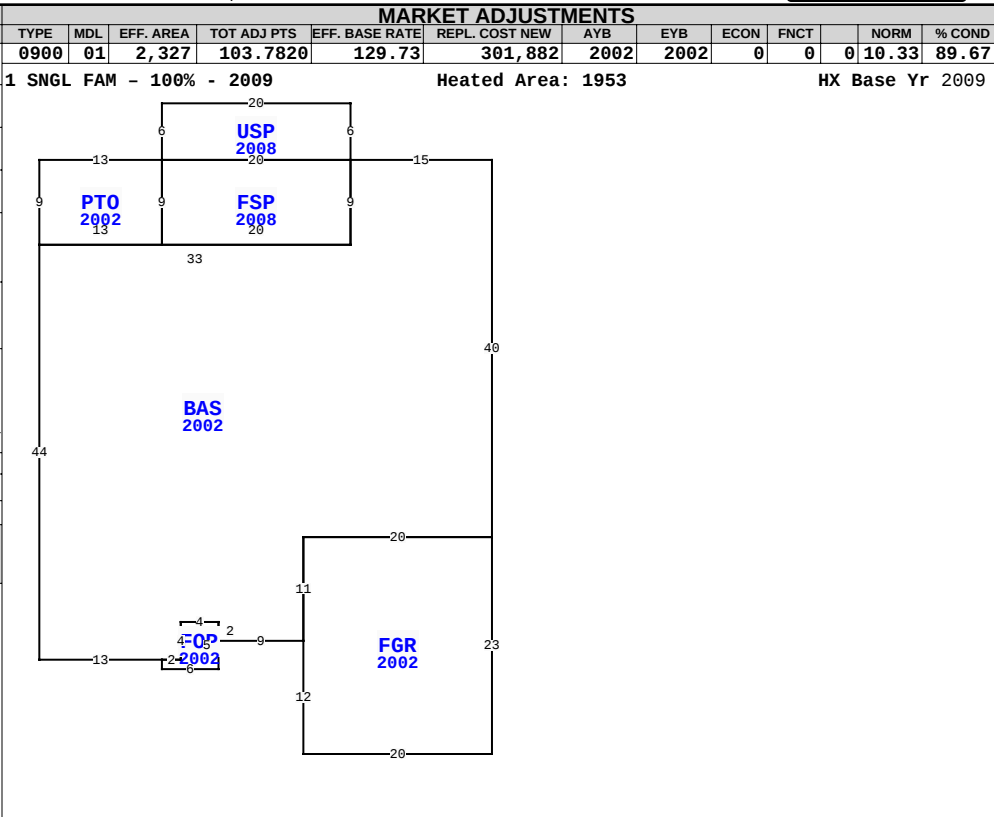
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,953	100	1,953	227,191
FGR	460	55	253	29,431
FOP	22	30	7	814
FSP	180	40	72	8,376
PTO	117	5	6	698
USP	120	30	36	4,188

TOTALS	2,852		2,327	270,698
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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	YEAR ACTUAL	Q
1	0811	CONCRETE B	0 100	0	0	755.00	SF	5.20	5.20	100	2002	2002	3

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

REVIEW DATE 11/26/2019 BY NWA



BLD DATE		LGL DATE	05/22/2023
XF DATE		LAND DATE	MLU
INC DATE		AG DATE	

TOTAL OB/XF													
3,219													

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3,219													

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		270,698	
TOTAL MARKET OB/XF VALUE		3,219	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		348,917	
SOH/AGL Deduction		253,838	
ASSESSED VALUE		95,079	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		45,079	
TOTAL JUST VALUE		348,917	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		336,848	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1807969	(8) WINDOWS	0	11/01/2018
R1707112	REPAIR/RRF	11,000	11/01/2017
B21989	ADDITION	6,000	10/01/2008
B0209640	NEW CONSTR	144,343	06/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1633/0710	7/13/2009	WD	U	I	14	100
GRANTOR: TREADWELL BYRON A & J						
GRANTEE: TEADWELL BYRON A &						
1582/0757	8/26/2008	WD	Q	I		195,000
GRANTOR: JOHNSON BRIAN ALLEN						
GRANTEE: TREADWELL BYRON A &						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2002] W15 USP=[YR=2008] N6 W20 S6 E20\$ FSP=[YR=2008] W20 PTO=[YR=2002] W13 S9 E13 N9\$ S9 E20 N9\$ S9 W33 S44 E13 FOP=[YR=2002] S1 E6 N5 W4 S4 W2\$ E2 N4 E4 S2 E9FGR=[YR=2002] S12 E20 N23 W20 S11\$ N11 E20 N40\$.													