

LOT 43
BEACHWAY @ NASSAU LAKE 1-A
PB 6/199

MARTINO MICHAEL
9620 BOARDWALK LANDING
FERNANDINA BEACH, FL 32034

2024

27-2N-28-014A-0043-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
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	2,089	100	2,089	235,697
FGR	552	55	304	34,300
FOP	20	30	6	677
FSP	147	40	59	6,657
TOTALS	2,808		2,458	277,330

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	0812	CONCRETE C	0	0	0	0	1,460.00	SF	4.00	4.00	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	DPHT FACT	% COND	TOT ADJ
1	000100	C	SFR	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0900	01	2,458	107.1360	133.92	329,175	2002	2002	0	0	0	15.75	84.25		
1 SNGL FAM - 0% - 2024														
Heated Area: 2089														
HX Base Yr														

9620 BOARDWALK LDG, FERNANDINA BEACH														
BLD DATE XF DATE INC DATE														
LGL DATE LAND DATE AG DATE														
05/22/2023 MLU														

NASSAU COUNTY PROPERTY														
VALUATION SUMMARY														
PAGE 1 of 1														
4														
VALUATION BY														
STANDARD														
Tax Group: 4														
Tax Dist:														
BUILDING MARKET VALUE														
277,330														
TOTAL MARKET OB/XF VALUE														
4,789														
TOTAL LAND VALUE - MARKET														
75,000														
TOTAL MARKET VALUE														
357,119														
SOH/AGL Deduction														
0														
ASSESSED VALUE														
357,119														
TOTAL EXEMPTION VALUE														
0														
BASE TAXABLE VALUE														
357,119														
TOTAL JUST VALUE														
357,119														
NCON VALUE														
0														
INCOME VALUE														
PREVIOUS YEAR MKT VALUE														
345,648														

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1803287	REPAIR/RRF	14,827	04/01/2018

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2702/40	3/15/2024	WD	Q	I	02	410,000			
GRANTOR: DUBOSE RENEE									
GRANTEE: MARTINO MICHAEL									
2671/726	10/03/2023	FJ	U	I	11	0			
GRANTOR: MOSLEY VIRGINIA EST									
GRANTEE: DUBOSE RENEE									

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2002] W16 S8 W6 FSP=[YR=2002] W18 S7 R3 D3 E10 U3 R2 N4 R3 U3 \$ D3 L3 S4 L2 D3 W10 U3 L3 N7 W16 S47 E15 N5 FOP=[YR=2002] E5 N4 W5 S4\$ N4 E5 S4 E13 FGR=[YR=2002] S11 E23 N24 W23 S13\$ N13 E23 N37\$.														