UNIT 2305
COURTSIDE VILLAGE OR 434/589

CALF ROOM GROUP LLC
450 BEACHSIDE PL
FERNANDINA BEACH, FL 32034

2025

01-6N-29-V28B-2305-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View	AVERAGE	AVERAGE 100
Balcony	FOP-3	FOP-3 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		2 100
Oth Rooms		2 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM

MAP NUM | MKT AREA 10

NEIGHBORHOOD/LOC 10012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,460			1,460	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8328022		1,460				1984	1984	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

BLD DATE | LGL DATE
XF DATE | LAND DATE
INC DATE | AG DATE

2305 BOXWOOD LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 5

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	469,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	469,000
SOH/AGL Deduction	0
ASSESSED VALUE	469,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	469,000
TOTAL JUST VALUE	469,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	464,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21117	REMODEL	1,800	02/01/2008
0391	H/AC	700	01/01/1994
0693	CHNGE SRVC	300	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2470/1100	6/14/2021	WD	Q	I	01	375,000
GRANTOR: MCGRAW KATHRYN LAUREN						
GRANTEE: CALF ROOM GROUP LLC						
2281/1172	6/12/2019	WD	Q	I	01	260,600
GRANTOR: MARCY JOHN F & CHRIST						
GRANTEE: MCGRAW KATHRYN LAUR						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/29/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS