

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
Floor		1 100								8328022		1,460				1984	1984	100	100	0		STANDARD									
Recreation	POOL	POOL 100								1 CONDO - 0% - 2025										Tax Group: 5 Tax Dist:											
Location	INTERIOR	INTERIOR 100																		BUILDING MARKET VALUE 469,000											
View	AVERAGE	AVERAGE 100																		TOTAL MARKET OB/XF VALUE 0											
Balcony	FOP-3	FOP-3 100																		TOTAL LAND VALUE - MARKET 0											
Parking	OPEN	OPEN 100																		TOTAL MARKET VALUE 469,000											
Bedrooms		2 100																		SOH/AGL Deduction 0											
Bathrooms		2 100																		ASSESSED VALUE 469,000											
Oth Rooms		2 100																		TOTAL EXEMPTION VALUE 0											
Quality 03 Quality Level 03																						BASE TAXABLE VALUE 469,000									
DOR CODE 0400 CONDOMINIUM																						TOTAL JUST VALUE 469,000									
MAP NUM MKT AREA 10																						NCON VALUE 0									
NEIGHBORHOOD/LOC 10012.00																						INCOME VALUE									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																	PREVIOUS YEAR MKT VALUE 464,000									
TOTALS 1,460 1,460																															
EXTRA FEATURES 2314 BOXWOOD LN, FERNANDINA BEACH																															
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	BLD DATE					LGL DATE									
																	XF DATE					LAND DATE									
																	INC DATE					AG DATE									
TOTAL OB/XF 0																															
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	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																															

VALUATION SUMMARY			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
P1216291	REMODEL	0	12/01/2012
B25298	R/R	4,000	11/01/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2700/783	3/14/2024	WD	Q	I	01	495,000	
GRANTOR: TOOP GEORGANN							
GRANTEE: DOWNEY THOMAS & GER							
1993/1932	7/24/2015	WD	Q	I	02	210,000	
GRANTOR: SERIFF MARY LOUISE DE							
GRANTEE: TOOP GEORGANN							

BUILDING NOTES

BUILDING DIMENSIONS