UNIT 2325
IN OR 2126/285
COURTSIDE VILLAGE OR 434/589

CARLSON KURT
2325 BOXWOOD LN
FERNANDINA BEACH, FL 32034

**2025**

**01-6N-29-V28B-2325-0000**

## 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 – 90% - 2021 HX Base Yr 2021

2325 BOXWOOD LN, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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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 | 173,611 |
| ASSESSED VALUE | 295,389 |
| TOTAL EXEMPTION VALUE | HA HAB VX VP 271,423 |
| BASE TAXABLE VALUE | 23,966 |
| TOTAL JUST VALUE | 469,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 464,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B21116 | REMODEL | 1,800 | 02/01/2008 |
| 0173 | H/AC | 875 | 07/01/1993 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2126/0285 | 5/30/2017 | WD | Q | I | 01 | 200,000 |
| GRANTOR: SOKOLOWSKI PAUL A & J | | | | | | |
| GRANTEE: CARLSON KURT | | | | | | |
| 0784/0463 | 2/06/1997 | WD | Q | I | | 125,000 |
| GRANTOR: GOLDIN ROBERT S & NAN | | | | | | |
| GRANTEE: SOKOLOWSKI PAUL A & | | | | | | |

## 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