

UNIT 2519
IN OR 2161/350
TENNIS VILLAS OR 1416/1229

EDDINS ARLIE W & NANCY D LIVING TRUST/EDDINS ARLIE
1285 KAHILI ST
KAILUA, HI 96734

2025

01-6N-29-V28T-2519-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Floor		2 100	
Recreation	POOL	POOL 100	
Location	INTERIOR	INTERIOR 100	
View Lump	TYPICAL	TYPICAL 100	
Desirability	2ND FLOOR	2ND FLOOR 100	
Balcony	FOP/PATIO	FOP/PATIO 100	
Parking	OPEN	OPEN 100	
Bedrooms		2 100	
Bathrooms		2 100	
Oth Rooms		2 100	
Quality 04 Quality Level 04			
DOR CODE 0400 CONDOMINIUM			
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC 10012.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
TOTALS	1,470		1,470

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
8328081		1,470				2006	2006	100	100	0	
1 CONDO - 0% - 0											
HX Base Yr											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		492,000	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		492,000	
SOH/AGL Deduction		105,478	
ASSESSED VALUE		386,522	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		386,522	
TOTAL JUST VALUE		492,000	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		484,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	I / I	RSN CD	SALE PRICE
2161/0350	12/01/2017	WD Q	Q	I	01	290,000
GRANTOR: HEWATT JAMES R SR & F						
GRANTEE: ARLIE W & NANCY D E						
2127/0872	3/06/2017	QC U	U	I	11	100
GRANTOR: HEWATT JAMES R & FAYE						
GRANTEE: JAMES R HEWATT SR &						

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	% COND	OB/XF MKT VALUE	NOTES
2519 BOXWOOD LN, FERNANDINA BEACH												BLD DATE		LGL DATE		
												XF DATE		LAND DATE		
												INC DATE		AG DATE		
												TOTAL OB/XF	0			

BUILDING NOTES											

BUILDING DIMENSIONS											

LAND DESCRIPTION												TOTAL OB/XF												
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV