



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Floor		3 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View Lump	TYPICAL	TYPICAL 100
Desirability	FLOOR	3RD FLOOR 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		2 100
Oth Rooms		2 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
		1,470												
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			46,115		
ASSESSED VALUE			445,885		
TOTAL EXEMPTION VALUE			0		
BASE TAXABLE VALUE			445,885		
TOTAL JUST VALUE			492,000		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			484,000		

Quality	04	Quality Level 04
DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10012.00	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,470			1,470	

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2782/544	4/17/2025	QC	U	I	11	100
GRANTOR: WHEELER WILLIAM & VIR						
GRANTEE: THE WHEELER FAMILY						
2439/1227	3/04/2021	WD	Q	I	01	325,000
GRANTOR: ELLIS JOSEPH R & LYNN						
GRANTEE: WHEELER WILLIAM & V						

2531 BOXWOOD LN, FERNANDINA BEACH

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

BUILDING NOTES									
BUILDING DIMENSIONS									

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

LAND DESCRIPTION			TOTAL OB/XF														0							
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