UNIT 2404
LINKSIDE VILLAS B OR 562/297

BAXTER JULIAN & SYLVIA TRUST/BAXTER JULIAN F III T
2404 BOXWOOD LN
FERNANDINA BEACH, FL 32034

2025

01-6N-29-V530-2404-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		1 100	8353000
Recreation	POOL	POOL 100	
Location	EXTERIOR	EXTERIOR 100	
View	GC/LAKE	GC/LAKE 100	
Balcony	FEP/DECK-2	FEP/DECK-2 100	
Parking	DET CARPRT	DET CARPRT 100	
Bedrooms		3 100	
Bathrooms		3 100	
Oth Rooms		2 100	
User Defined	ORIG COND	ORIG COND 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	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,890			1,890	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
		1,890				1989	1989	100	100	0		

1 CONDO – 100% - 2025 HX Base Yr 2025

2404 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		1,075,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		1,075,000
SOH/AGL Deduction		500,000
ASSESSED VALUE		575,000
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		524,278
TOTAL JUST VALUE		1,075,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,064,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2756/907	12/11/2024	WD	Q	I	01	1,325,000
GRANTOR: STANLEY R LESLIE REV						
GRANTEE: BAXTER JULIAN & SYL						
2164/1328	12/11/2017	SW	U	I	11	100
GRANTOR: STANLEY R LESLIE						
GRANTEE: R LESLIE STANLEY RE						

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