UNIT 2405
IN OR 1788/1672
LINKSIDE VILLAS B OR 562/297

PELLETIERE LEONARD M & LYNNE C
2405 BOXWOOD LN
FERNANDINA BEACH, FL 32034

2025

01-6N-29-V530-2405-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 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	REMODEL	REMODEL 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	2,030			2,030	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8353000		2,030				1989	1989	100	100	0		

1 CONDO – 100% - 2017 HX Base Yr 2017

2405 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		1,025,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		1,025,000
SOH/AGL Deduction		447,643
ASSESSED VALUE		577,357
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		526,635
TOTAL JUST VALUE		1,025,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,015,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240010436	REPAIRS TO BALCON	24,000	09/10/2024
E25311	ELEC OTHER	0	08/01/2012
M17484	H/AC	0	08/01/2012
P16062	NEW CONSTR	0	08/01/2012
B26281	ADDITION	53,000	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1788/1672	4/16/2012	WD	Q	I	02	380,000
GRANTOR: HOWARD JAMES A & ANN						
GRANTEE: PELLETIERE LEONARD						
0795/0583	6/03/1997	WD	Q	I		285,000
GRANTOR: SCHNEIDER BARBARA						
GRANTEE: HOWARD JAMES A & AN						

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