UNIT 2406
IN OR 753 PG 1024
LINKSIDE VILLAS B OR 562/297

EAKIN MARY ELIZABETH
2406 BOXWOOD LN
FERNANDINA BEACH, FL 32034

2025

01-6N-29-V530-2406-0000

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	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	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% - 1997 HX Base Yr 1997

2406 BOXWOOD LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 5

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		644,726
ASSESSED VALUE		380,274
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		324,552
TOTAL JUST VALUE		1,025,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,015,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0753/1024	3/08/1996	WD	Q	I		280,000
GRANTOR: STURGIS J R & NANCY						
GRANTEE: EAKIN MARY ELIZABET						
0632/0030	7/24/1991	WD	Q	I		283,800
GRANTOR: BOWEN ROBERT M						
GRANTEE: STURGIS J R & NANCY						

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