LOT 22
IN OR 1748/1512
BEACHWAY @ NASSAU LAKE 1-A

MURPHY JAMES T & RENA B
9627 BOARDWALK LANDING
FERNANDINA BEACH, FL 32034

2025

27-2N-28-014A-0022-0000

BUILDING CHARACTERISTICS

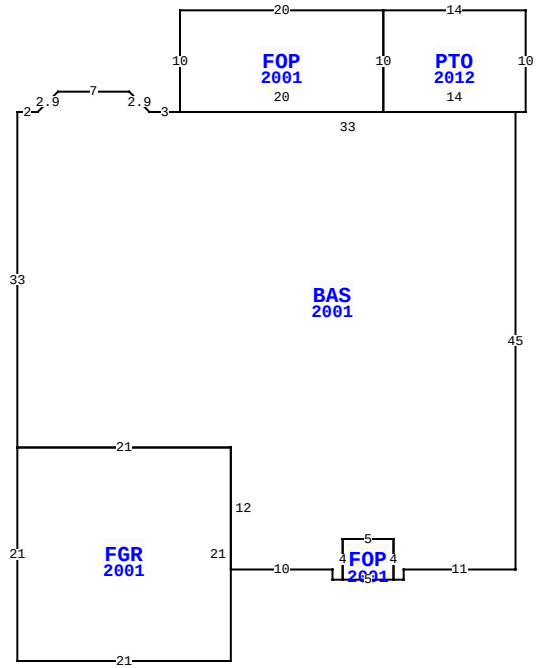
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,958	100	2001	1,958	247,557
FGR	441	55	2001	243	30,723
FOP	20	30	2001	6	759
FOP	200	30	2001	60	7,586
PTO	140	5	2012	7	885
TOTALS	2,759			2,274	287,510

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,274	107.8000	142.30	323,590	2001	2001	0	0	0	11.15	88.85

1 SNGL FAM – 100% - 2002 Heated Area: 1958 HX Base Yr 2002



9627 BOARDWALK LDG, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		287,510
TOTAL MARKET OB/XF VALUE		9,642
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		382,152
SOH/AGL Deduction		216,757
ASSESSED VALUE		165,395
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		114,673
TOTAL JUST VALUE		382,152
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,541

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1705736	REPAIR/RRF	17,569	09/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1748/1512	7/27/2011	WD	U	I	30	100
GRANTOR: MURPHY JAMES TERRANCE						
GRANTEE: MURPHY JAMES T & RE						
1050/1096	4/18/2002	WD	U	V	07	100
GRANTOR: OCEAN REACH JOINT VEN						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2012] W14 FOP=[YR=2001] W20 S10 BAS=[YR=2001] W3 U2 L2 W7 D2 L2 W2 S33 FGR=[YR=2001] S21 E21 N21 W21$ E21 S12 E10 S1 E1 FOP=[YR=2001] E5 N4 W5 S4$ N4 E5 S4E1 N1 E11 N45 W33$ E20 N10$ S10 E14 N10$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	
2	0811	CONCRETE B	0	100	0	0	738.00	SF	5.20	5.20	100	2001	2001	3	79	3,032	
3	0855	CONC PAVER	0	100	0	0	385.00	SF	6.00	6.00	100	2017	2017	3	96	2,218	
4	0855	CONC PAVER	0	100	18	14	252.00	SF	6.00	6.00	100	2017	2017	3	96	1,452	

LAND DESCRIPTION

TOTAL OB/XF 9,642

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
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS