LOT 23
IN OR 1293/1488
BEACHWAY @ NASSAU LAKE 1-A

BENUDIZ CARLOS & AVA D
9641 BOARDWALK LANDING
FERNANDINA BEACH, FL 32034

2025

27-2N-28-014A-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

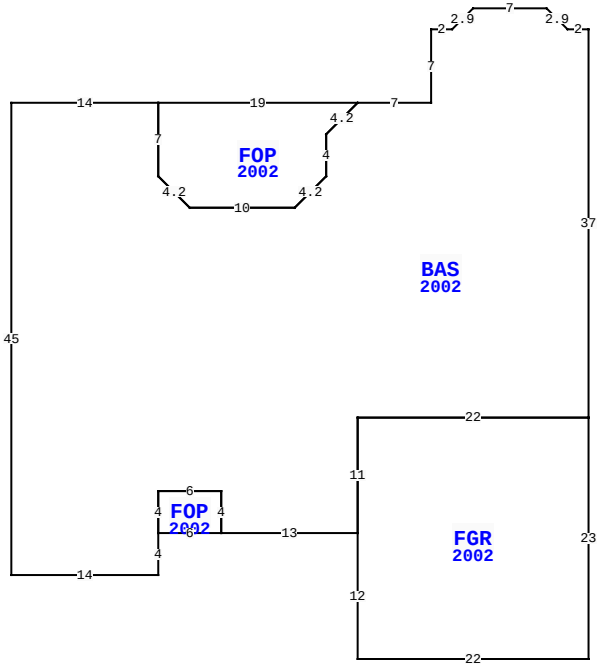
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,013	100	2002	2,013	248,230
FGR	506	55	2002	278	34,281
FOP	24	30	2002	7	863
FOP	156	30	2002	47	5,796
TOTALS	2,699			2,345	289,169

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,345	104.7620	138.29	324,290	2002	2002	0	0	0	10.83	89.17

1 SNGL FAM – 100% - 2006 Heated Area: 2013 HX Base Yr 2006



9641 BOARDWALK LDG, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		289,169
TOTAL MARKET OB/XF VALUE		42,252
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		416,421
SOH/AGL Deduction		214,652
ASSESSED VALUE		201,769
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		146,047
TOTAL JUST VALUE		416,421
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		395,192

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18384	ADDITION	14,783	10/31/2006
B17423	SWIM POOL	51,000	03/01/2006
B0209662	NEW CONSTR	148,730	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1293/1488	2/08/2005	WD	Q	I		239,900
GRANTOR: MCLEAN LEROY J & NANC						
GRANTEE: BENUDIZ CARLOS & AV						
1080/0729	9/11/2002	WD	Q	I		152,700
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: MCLEAN LEROY & NANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W2 U2 L2 W7 D2 L2 W2 S7 W7 FOP=[YR=2002] W19 S7 R3 D3 E10 R3 U3 N4 U3 R3 $ D3 L3 S4 D3 L3 W10 U3 L3 N7 W14 S45 E14 N4 FOP=[YR=2002] E6 N4 W6 S4$ N4 E6 S4 E13 FGR=[YR=2002] S12 E22N23 W22 S11$ N11 E22 N37$.

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	2002	2002	3	85	2,975	
2	0812	CONCRETE C	0	100	0	0	2,226.00	SF	4.00	4.00	100	2002	2002	3	80	7,123	
3	0845	KOOL DECK	0	100	0	0	1,155.00	SF	7.25	7.25	100	2006	2006	3	86	7,201	
4	0861	POOL GUNIT	0	100	0	0	350.00	SF	85.00	85.00	100	2006	2006	3	40	11,900	
5	0911	SCRN RM A	0	100	0	0	1,505.00	SF	17.50	17.50	100	2006	2006	3	24	6,321	
6	0476	VF 6 SBPL	0	100	0	0	300.00	LF	32.00	32.00	100	2006	2006	3	66	6,336	
7	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2006	2006	3	66	396	

LAND DESCRIPTION

TOTAL OB/XF 42,252

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