LOT 24
IN OR 1076/1000
BEACHWAY @ NASSAU LAKE 1-A

LANGLOIS THEODORE P & SUZANNE
9651 BOARDWALK LANDING
FERNANDINA BEACH, FL 32034

2025

27-2N-28-014A-0024-0000

BUILDING CHARACTERISTICS

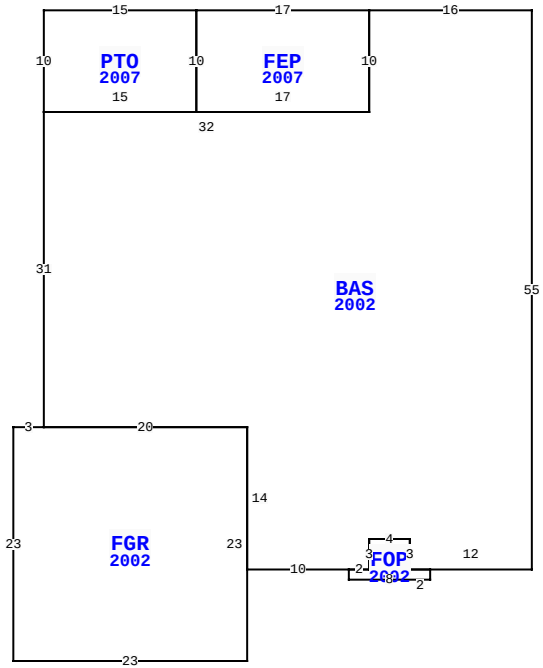
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,028	100	2002	2,028	246,336
FEP	170	80	2007	136	16,520
FGR	529	55	2002	291	35,347
FOP	20	30	2002	6	729
PTO	150	5	2007	8	972
TOTALS	2,897			2,469	299,903

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,469	103.2000	136.22	336,327	2002	2002	0	0	0	10.83	89.17

1 SNGL FAM – 100% - 2004 Heated Area: 2028 HX Base Yr 2004



9651 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		299,903
TOTAL MARKET OB/XF VALUE		3,795
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		388,698
SOH/AGL Deduction		212,860
ASSESSED VALUE		175,838
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		125,116
TOTAL JUST VALUE		388,698
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,564

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1803291	REPAIR/RRF	12,375	04/01/2018
M1217650	H/AC	0	10/01/2012
B0617155	ADDITION	15,474	01/01/2006
B0209637	NEW CONSTR	142,051	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1076/1000	8/22/2002	WD	Q	I		152,400
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: LANGLOIS THEODORE P						
1050/1096	4/18/2002	WD	U	V	07	100
GRANTOR: OCEAN REACH JOINT VEN						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W16 FEP=[YR=2007] W17 PTO=[YR=2007] W15 S10 E15 N10$ S10 E17 N10$ S10 W32 S31 FGR=[YR=2002] W3 S23 E23 N23 W20$ E20 S14 E10 FOP=[YR=2002] S1 E8 N1 W2 N3 W4 S3 W2$ E2 N3 E4 S3 E12 N55$.

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	0811	CONCRETE B	0	100	0	0	766.00	SF	5.20	5.20	100	2002	2002	3	80	3,187	
2	0910	SCRN RM L	0	100	10	15	150.00	SF	15.00	15.00	100	2007	2007	3	27	608	

LAND DESCRIPTION

TOTAL OB/XF 3,795

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 11/26/2019 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS