

LOT 25
IN OR 1292/483
BEACHWAY @ NASSAU LAKE 1-A

MARTINO NICHOLAS/ZUNIGA ANGELA M
96065 BOARDWALK LANDING
FERNANDINA BEACH, FL 32034

2025

27-2N-28-014A-0025-0000



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 80
Interior Floo	08	SHT VINYL 20
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	1,602	100	2002	1,602	201,234
FGR	441	55	2002	243	30,524
FOP	73	30	2002	22	2,763
FOP	85	30	2002	26	3,266
PTO	233	5	2012	12	1,507
TOTALS	2,434			1,905	239,294

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0500	FP-PRE FAB
2	0811	CONCRETE B

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,905	106.7220	140.87	268,357	2002	2002	0	0	0 10.83	89.17
1 SNGL FAM - 100% - 2006 Heated Area: 1602 HX Base Yr 2006											
96065 BOARDWALK LDG, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/29/2025 MLU											

L N	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	0811	CONCRETE B	0 100	0 0	733.00	SF	5.20	5.20	100	2002	2002	3	80	3,049	

TOTAL OB/XF															6,024
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		239,294			
TOTAL MARKET OB/XF VALUE		6,024			
TOTAL LAND VALUE - MARKET		85,000			
TOTAL MARKET VALUE		330,318			
SOH/AGL Deduction		185,672			
ASSESSED VALUE		144,646			
TOTAL EXEMPTION VALUE		50,722			
BASE TAXABLE VALUE		93,924			
TOTAL JUST VALUE		330,318			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		309,012			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1706210	REPAIR/RRF	9,850	10/01/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1292/0483	2/02/2005	WD	Q	I	
GRANTOR: MCALONAN ALLEN					SALE PRICE
GRANTEE: MARTINO NICHOLAS &					
1109/0001	1/22/2003	WD	U	I	21
GRANTOR: KEEN KENNETH M & CHRI					175,000
GRANTEE: MCALONAN ALLEN					132,000

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2002] W12 PT0=[YR=2012] N12 W29 S7 E6 FOP=[YR=2002] S5 E17 N5 W17\$ E17 S5 E6\$ W23 N5 W14 S33 FGR=[YR=2002] S21 E21 N14 FOP=[YR=2002] E9 S3 E7 N9 W5 S4 W11 S2\$ N7 W21\$ E21 S5 E11 N4 E5 S9 E2 N2 E10 N36\$.	