LOT 26
IN OR 2059/1036
BEACHWAY @ NASSAU LAKE 1-A

TURVEY SUSAN H
96077 BOARDWALK LANDING
FERNANDINA BEACH, FL 32034

2025

27-2N-28-014A-0026-0000

BUILDING CHARACTERISTICS

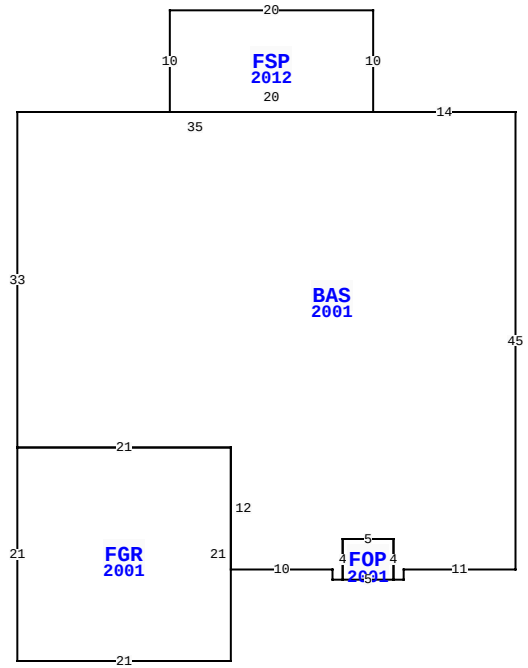
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,940	100	2001	1,940	235,448
FGR	441	55	2001	243	29,492
FOP	20	30	2001	6	728
FSP	200	40	2012	80	9,709
TOTALS	2,601			2,269	275,377

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,269	105.7420	139.58	316,707	2001	2001	0	0	0	13.05	86.95

1 SNGL FAM – 100% - 2018 Heated Area: 1940 HX Base Yr 2018



96077 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		275,377
TOTAL MARKET OB/XF VALUE		6,218
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		366,595
SOH/AGL Deduction		165,612
ASSESSED VALUE		200,983
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		150,261
TOTAL JUST VALUE		366,595
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E2006081	CHNGE SRVC	0	07/01/2020
R2000026	REPAIR/RRF	7,000	01/01/2020
B0210241	XFOB	1,800	09/01/2002
B0108477	NEW CONSTR	92,763	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2059/1036	5/15/2016	QC	U	I	11	100
GRANTOR: MURPHY AGNES O						
GRANTEE: TURVEY SUSAN H						
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=2001] W14 FSP=[YR=2012] N10 W20 S10 E20 $ W35 S33
FGR=[YR=2001] S21 E21 N21 W21 $ E21 S12 E10S1 E1
FOP=[YR=2001] E5 N4 W5 S4$ N4 E5 S4 E1 N1 E11 N45$.

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	798.00	SF	5.20	5.20	100	2001	2001	3	79	3,278	

LAND DESCRIPTION

TOTAL OB/XF 6,218

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