LOT 27
IN OR 1971/1265
BEACHWAY @ NASSAU LAKE 1-A

VARNEDOE HAROLD O JR & LINDA Z
96095 BOARDWALK LANDING
FERNANDINA BEACH, FL 32034

2025

27-2N-28-014A-0027-0000

BUILDING CHARACTERISTICS

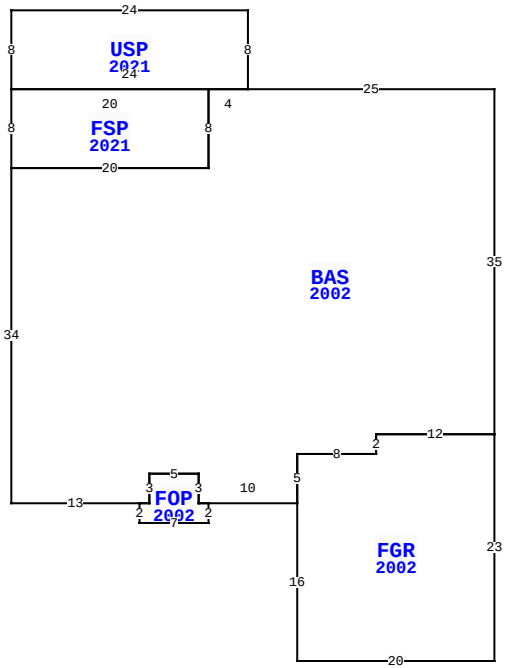
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,759	100	2002	1,759	222,994
FGR	444	55	2002	244	30,932
FOP	29	30	2002	9	1,141
FSP	160	40	2021	64	8,114
USP	192	30	2021	58	7,353
TOTALS	2,584			2,134	270,534

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,134	107.7020	142.17	303,391	2002	2002	0	0	0	10.83	89.17

1 SNGL FAM – 100% - 2016 Heated Area: 1759 HX Base Yr 2016



96095 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		270,534
TOTAL MARKET OB/XF VALUE		8,696
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		364,230
SOH/AGL Deduction		166,056
ASSESSED VALUE		198,174
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		147,452
TOTAL JUST VALUE		364,230
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,518

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2011863	XFOB-SCRN ENCL	3,500	12/01/2020
M2006089	H/AC	3,951	07/01/2020
B0209915	NEW CONSTR	132,358	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1971/1265	3/26/2015	SW	U	I	12	161,500
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: VARRNEDOE HAROLD O						
1911/0972	4/09/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W25 USP=[YR=2021] N8 W24 S8 E24$ W4 FSP=[YR=2021] W20 S8 E20 N8 $ S8 W20 S34 E13 FOP=[YR=2002] S2 E7 N2 W1 N3 W5 S3 W1$ E1 N3 E5 S3 E10 FGR=[YR=2002] S16 E20 N23 W12 S2 W8 S5 $ N5 E8 N2 E12 N35 $.

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	790.00	SF	5.20	5.20	100	2002	2002	3	80	3,286	
2	0476	VF 6 SBPL	0	100	0	0	165.00	LF	32.00	32.00	100	2018	2018	3	92	4,858	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	92	552	

LAND DESCRIPTION

TOTAL OB/XF 8,696

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 08/17/2021 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS