

LOT 28
BEACHWAY @ NASSAU LAKE 1-A
PB 6/199

ROBERTSON SCOTT & LYNNE C
96107 BOARDWALK LANDING
FERNANDINA BEACH, FL 32034

2025

27-2N-28-014A-0028-0000



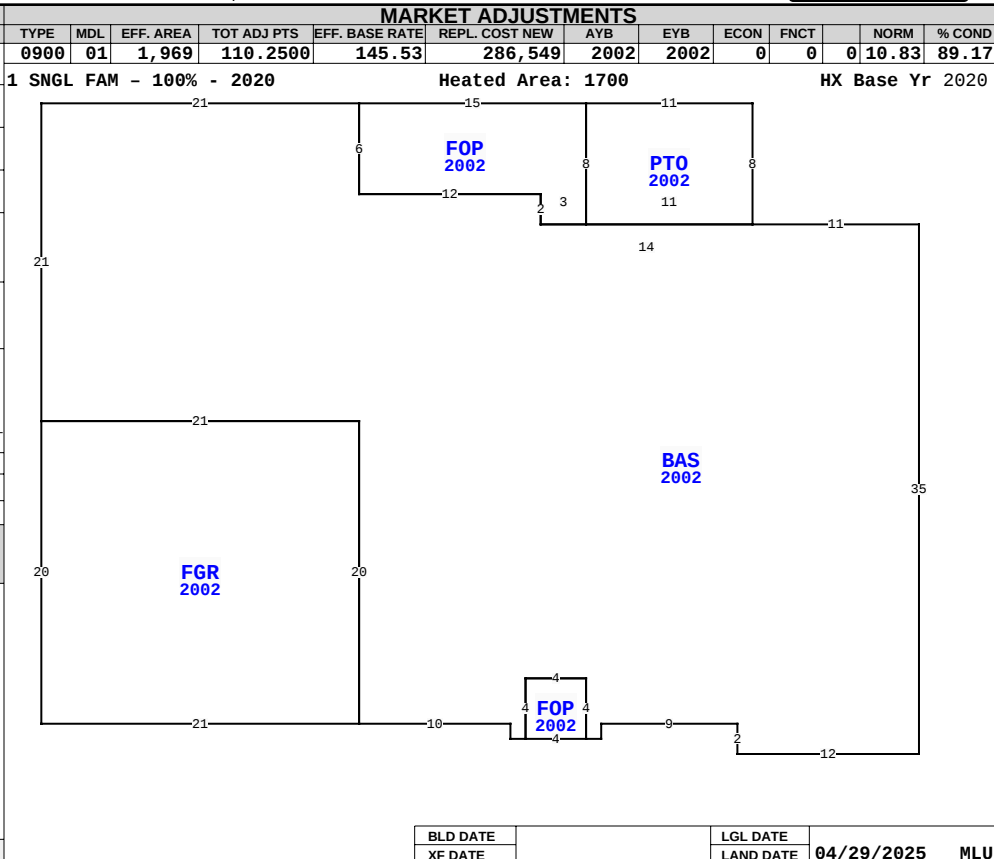
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR 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	1,700	100	2002	1,700	220,607
FGR	420	55	2002	231	29,976
FOP	16	30	2002	5	649
FOP	96	30	2002	29	3,763
PTO	88	5	2002	4	519
TOTALS	2,320			1,969	255,516

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	0	0			777.00	SF	5.20

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00	LT	1.00



TOTAL OB/XF											
3,232											

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3,232											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		255,516	
TOTAL MARKET OB/XF VALUE		3,232	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		343,748	
SOH/AGL Deduction		186,464	
ASSESSED VALUE		157,284	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		106,562	
TOTAL JUST VALUE		343,748	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		321,631	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209639	NEW CONSTR	129,447	06/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2322/0287	11/25/2019	WD	Q	I	01
GRANTOR: PHELAN WILLIAM T REVO					
GRANTEE: ROBERTSON SCOTT & L					
1474/0089	1/24/2007	TD	Q	I	01
GRANTOR: GODEK LINDA M TRUSTEE					
GRANTEE: PHELAN WILLIAM T TR					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2002] W11 PTO=[YR=2002] N8 W11 FOP=[YR=2002] W15 S6 E12 S2 E3 N8\$ S8 E11\$ W14 N2 W12 N6 W21 S21 FGR=[YR=2002] S20 E21 N20 W21\$ E21 S20 E10 S1 E1 FOP=[YR=2002] E4 N4W4 S4\$ N4 E4 S4 E1 N1 E9 S2 E12 N35\$.											