LOT 32
IN OR 1994/1489
BEACHWAY @ NASSAU LAKE 1-A

PITOIS STEPHANE J
96157 BOARDWALK LANDING
FERNANDINA BEACH, FL 32034

2025

27-2N-28-014A-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

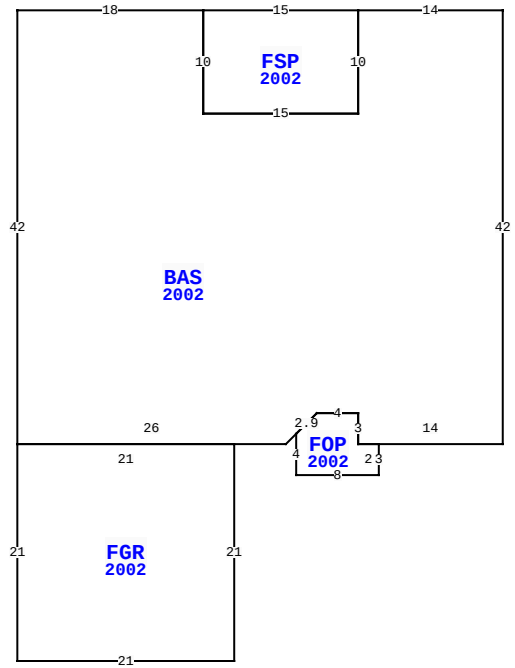
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,808	100	2002	1,808	232,543
FGR	441	55	2002	243	31,254
FOP	40	30	2002	12	1,544
FSP	150	40	2002	60	7,717
TOTALS	2,439			2,123	273,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,123	109.2700	144.24	306,222	2002	2002	0	0	0	10.83	89.17

1 SNGL FAM – 100% - 2016 Heated Area: 1808 HX Base Yr 2016



96157 BOARDWALK LDG, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		273,058
TOTAL MARKET OB/XF VALUE		6,024
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		364,082
SOH/AGL Deduction		175,167
ASSESSED VALUE		188,915
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		138,193
TOTAL JUST VALUE		364,082
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,162

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1994/1489	7/31/2015	WD	Q	I	01	180,000
GRANTOR: BOGEL ELIZABETH A						
GRANTEE: PITOIS STEPHANE J						
1072/0899	8/02/2002	WD	Q	I		136,100
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: BOGEL RITA R & ELIZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W14 FSP=[YR=2002] W15 S10 E15 N10$ S10 W15 N10 W18 S42 FGR=[YR=2002] S21 E21 N21 W21$ E26 R1 U1 FOP=[YR=2002] S4 E8 N3 W2 N3 W4 D2 L2 $ U2 R2 E4 S3 E14 N42$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 6,024

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