LOT 35
IN OR 1058/321
BEACHWAY @ NASSAU LAKE 1-A

FREDKIN LAWRENCE
96188 BOARDWALK LANDING
FERNANDINA BEACH, FL 32034

2025

27-2N-28-014A-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

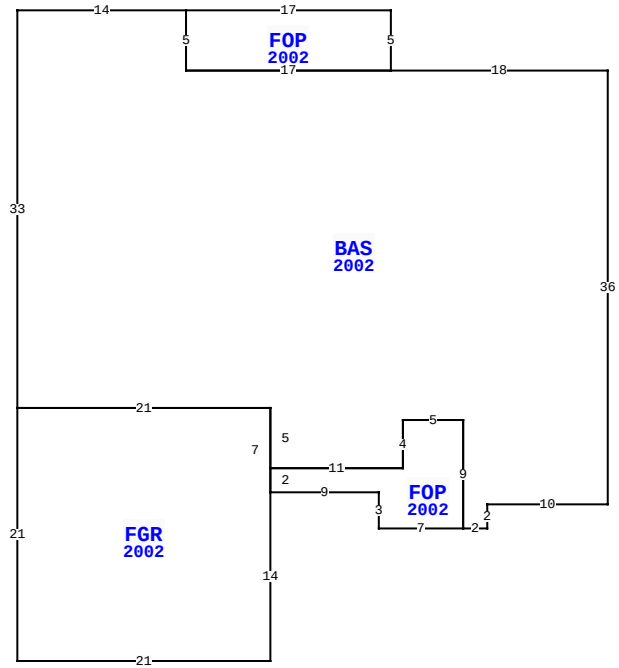
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	206,047
FGR	441	55	2002	243	31,254
FOP	73	30	2002	22	2,829
FOP	85	30	2002	26	3,344
TOTALS	2,201			1,893	243,475

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,893	109.2700	144.24	273,046	2002	2002	0	0	0	10.83	89.17

1 SNGL FAM – 100% - 2003 Heated Area: 1602 HX Base Yr 2003



96188 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		243,475
TOTAL MARKET OB/XF VALUE		10,301
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		338,776
SOH/AGL Deduction		188,211
ASSESSED VALUE		150,565
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		99,843
TOTAL JUST VALUE		338,776
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,888

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2109792	REPAIR/RRF	19,900	09/01/2021
E16196	ELEC OTHER	250	11/01/2005
B16192	ADDITION	14,434	09/01/2005
B0209204	NEW CONSTR	120,231	01/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1058/0321	5/28/2002	WD	Q	I		134,300
GRANTOR: KB HOME						
GRANTEE: FREDKIN LAWRENCE						
1050/1096	4/18/2002	WD	U	V	07	100
GRANTOR: OCEAN REACH JOINT VEN						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

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	543.00	SF	5.20	5.20	100	2002	2002	3	80	2,259	
2	0910	SCRN RM L	0	100	32	16	512.00	SF	15.00	15.00	100	2006	2006	3	24	1,843	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
4	0855	CONC PAVER	0	100	0	0	424.00	SF	3.00	3.00	100	2006	2006	3	86	1,094	
5	0811	CONCRETE B	0	100	32	16	512.00	SF	5.20	5.20	100	2002	2002	3	80	2,130	

BUILDING DIMENSIONS

BAS=[YR=2002] W18 FOP=[YR=2002] N5 W17 S5 E17 $ W17 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 $.

LAND DESCRIPTION

TOTAL OB/XF 10,301

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