LOT 36
IN OR 1898/1007
BEACHWAY @ NASSAU LAKE 1-A

RICHARDS CHRISTINA K & ERIC L
95435 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2025

27-2N-28-014A-0036-0000

BUILDING CHARACTERISTICS

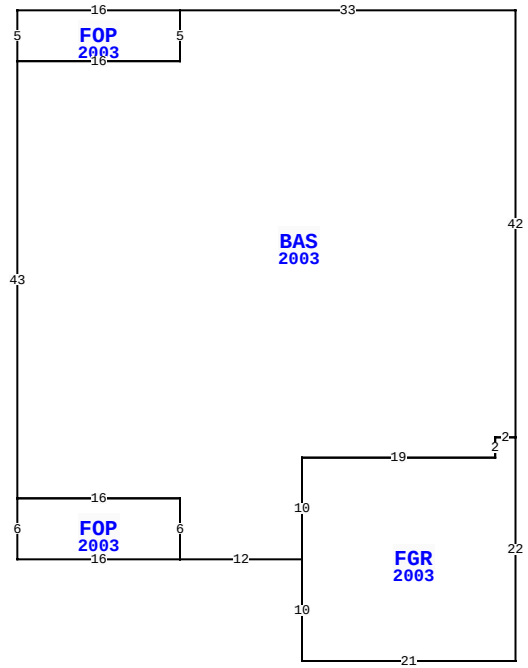
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,256	100	2003	2,256	280,706
FGR	424	55	2003	233	28,991
FOP	80	30	2003	24	2,986
FOP	96	30	2003	29	3,608
TOTALS	2,856			2,542	316,291

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,542	105.1200	138.76	352,728	2003	2003	0	0	0	10.33	89.67

1 SNGL FAM – 0% - 2025 Heated Area: 2256 HX Base Yr



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

96198 BOARDWALK LDG, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	316,291
TOTAL MARKET OB/XF VALUE	5,728
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	407,019
SOH/AGL Deduction	0
ASSESSED VALUE	407,019
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	407,019
TOTAL JUST VALUE	407,019
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	381,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311205	NEW CONSTR	162,944	06/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1898/1007	1/11/2014	QC	U	I	11	100
GRANTOR: RICHARDS CHRISTINA K						
GRANTEE: RICHARDS CHRISTINA						
1178/0598	10/06/2003	WD	Q	I		154,900
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: RICHARDS CHRISTINA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W33 FOP=[YR=2003] W16 S5 E16 N5$ S5 W16 S43 FOP=[YR=2003] S6 E16 N6 W16 $ E16 S6 E12 FGR=[YR=2003] S10 E21 N22 W2 S2 W19 S10 $ N10 E19 N2 E2 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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0810	CONCRETE A	0	0	0	0	510.00	SF	6.50	6.50	100	2003	2003	3	82	2,718	

LAND DESCRIPTION

TOTAL OB/XF 5,728

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	0	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