LOT 39 (EX PT IN OR 1408/1071)
BEACHWAY @ NASSAU LAKE 1-A
PBK 6/199

FORTENBERRY JERRY & LAUREN
96100 BOARDWALK LANDING
FERNANDINA BEACH, FL 32034

2025

27-2N-28-014A-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

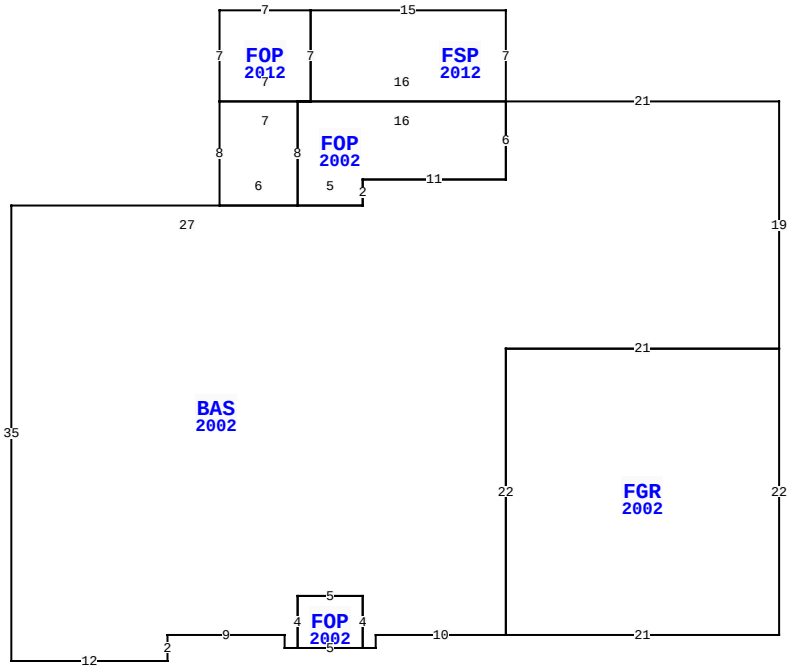
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,686	100	2002	1,686	218,791
FGR	462	55	2002	254	32,962
FOP	20	30	2002	6	778
FOP	106	30	2002	32	4,153
FOP	49	30	2012	15	1,947
FSP	153	40	2012	61	7,916
TOTALS	2,476			2,054	266,546

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,054	110.2500	145.53	298,919	2002	2002	0	0	0	10.83	89.17

1 SNGL FAM – 100% - 2017 Heated Area: 1686 HX Base Yr 2017



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

96100 BOARDWALK LDG, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		266,546
TOTAL MARKET OB/XF VALUE		3,813
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		355,359
SOH/AGL Deduction		160,957
ASSESSED VALUE		194,402
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		143,680
TOTAL JUST VALUE		355,359
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,713

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1707117	REPAIR/RRF	19,552	11/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1335/0480	7/22/2005	WD	Q	I		188,500
GRANTOR: NASSAU CHURCH OF THE						
GRANTEE: FORTENBERRY JERRY &						
1075/0439	8/15/2002	WD	Q	I		125,400
GRANTOR: KB HOME						
GRANTEE: NASSAU CHURCH OF TH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W21 FSP=[YR=2012] N7 W15 FOP=[YR=2012] W7 S7 E7 N7$ S7 W7 S8 E6 FOP=[YR=2002] E5 N2 E11 N6 W16 S8$ N8 E16$ S6 W11 S2 W27 S35 E12 N2 E9 S1 E1 FOP=[YR=2002] E5 N4 W5 S4$ N4 E5 S4 E1 N1 E10 FGR=[YR=2002] E21 N22 W21 S22 $N22 E21 N19 $.

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	745.00	SF	5.20	5.20	100	2002	2002	3	80	3,099	
2	0820	WOOD WALK	0	100	0	0	152.00	SF	11.75	11.75	100	2012	2012	3	40	714	

LAND DESCRIPTION

TOTAL OB/XF 3,813

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