LOT 40
IN OR 1889/1518
BEACHWAY @ NASSAU LAKE 1-A

WHITE STEPHEN A
96092 BOARDWALK LANDING
FERNANDINA BEACH, FL 32034

2025

27-2N-28-014A-0040-0000

BUILDING CHARACTERISTICS

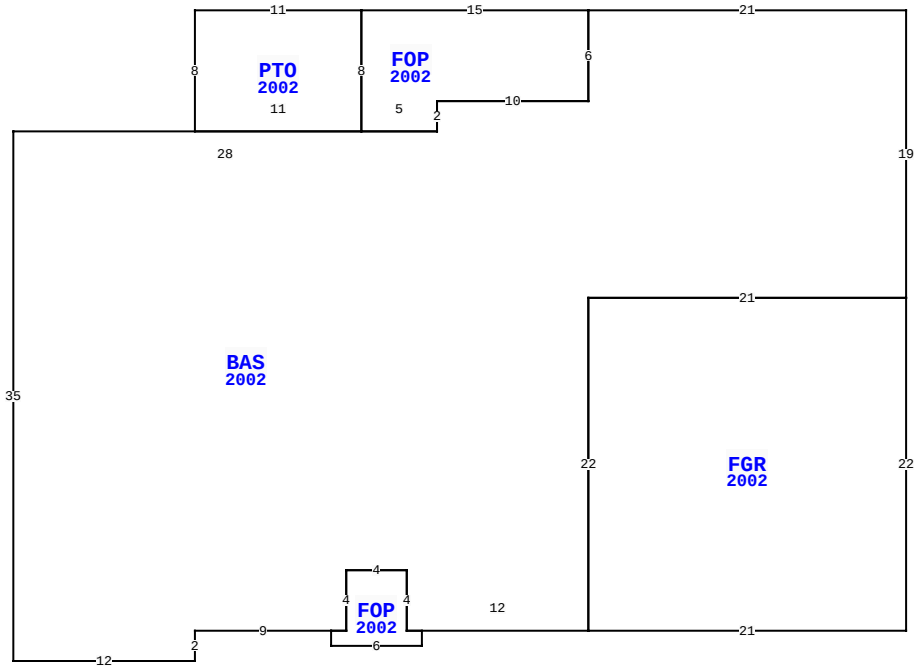
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,681	100	2002	1,681	207,289
FGR	462	55	2002	254	31,322
FOP	22	30	2002	7	863
FOP	100	30	2002	30	3,700
PTO	88	5	2002	4	493
TOTALS	2,353			1,976	243,667

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,976	104.7620	138.29	273,261	2002	2002	0	0	0	10.83	89.17

1 SNGL FAM – 100% - 2012 Heated Area: 1681 HX Base Yr 2012



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

96092 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		243,667
TOTAL MARKET OB/XF VALUE		3,195
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		331,862
SOH/AGL Deduction		185,537
ASSESSED VALUE		146,325
TOTAL EXEMPTION VALUE	SX HX HB	100,722
BASE TAXABLE VALUE		45,603
TOTAL JUST VALUE		331,862
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,302

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1705308	REPAIR/RRF	0	08/01/2017
B0209327	NEW CONSTR	125,475	02/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1889/1518	11/18/2013	QC	U	I	11	100
GRANTOR: WHITE MARY M & STEPHE						
GRANTEE: WHITE STEPHEN A						
1740/1530	5/31/2011	WD	Q	I	02	154,000
GRANTOR: ALLEN THERESE A						
GRANTEE: WHITE STEPHEN & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W21 FOP=[YR=2002] W15 PTO=[YR=2002] W11 S8 E11 N8$ S8 E5 N2 E10 N6$S6 W10 S2 W28 S35 E12 N2 E9 FOP=[YR=2002] S1 E6 N1 W1 N4 W4 S4 W1$ E1 N4 E4 S4 E12 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	768.00	SF	5.20	5.20	100	2002	2002	3	80	3,195	

LAND DESCRIPTION

TOTAL OB/XF 3,195

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 01/11/2023 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS