LOT 41
IN OR 1633/710
BEACHWAY @ NASSAU LAKE 1-A

TREADWELL BYRON A & JANET L/E/
96078 BOARDWALK LANDING
FERNANDINA BEACH, FL 32034

2025

27-2N-28-014A-0041-0000

BUILDING CHARACTERISTICS

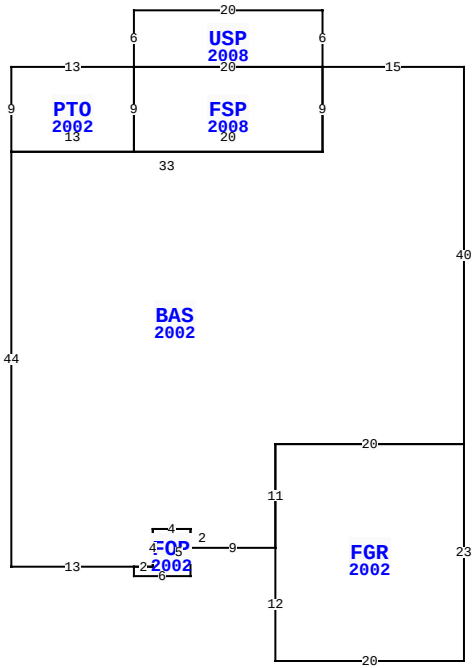
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,953	100	2002	1,953	238,566
FGR	460	55	2002	253	30,905
FOP	22	30	2002	7	855
FSP	180	40	2008	72	8,795
PTO	117	5	2002	6	733
USP	120	30	2008	36	4,398
TOTALS	2,852			2,327	284,253

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,327	103.7820	136.99	318,776	2002	2002	0	0	0	10.83	89.17

1 SNGL FAM – 100% - 2009 Heated Area: 1953 HX Base Yr 2009



96078 BOARDWALK LDG, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		284,253
TOTAL MARKET OB/XF VALUE		3,141
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		372,394
SOH/AGL Deduction		274,558
ASSESSED VALUE		97,836
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		47,114
TOTAL JUST VALUE		372,394
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,917

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250002712	SCREEN ROOM WITH	4,965	03/17/2025
B1807969	(8) WINDOWS	0	11/01/2018
R1707112	REPAIR/RRF	11,000	11/01/2017
B21989	ADDITION	6,000	10/01/2008
B0209640	NEW CONSTR	144,343	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1633/0710	7/13/2009	WD	U	I	14	100
GRANTOR: TREADWELL BYRON A & J						
GRANTEE: TEADWELL BYRON A &						
1582/0757	8/26/2008	WD	Q	I		195,000
GRANTOR: JOHNSON BRIAN ALLEN						
GRANTEE: TREADWELL BYRON A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W15 USP=[YR=2008] N6 W20 S6 E20$ FSP=[YR=2008] W20 PTO=[YR=2002] W13 S9 E13 N9$ S9 E20 N9$ S9 W33 S44 E13 FOP=[YR=2002] S1 E6 N5 W4 S4 W2$ E2 N4 E4 S2 E9FGR=[YR=2002] S12 E20 N23 W20 S11$ N11 E20 N40$.

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	755.00	SF	5.20	5.20	100	2002	2002	3	80	3,141	

LAND DESCRIPTION

TOTAL OB/XF 3,141

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 07/14/2025 BY WW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS