LOT 43
BEACHWAY @ NASSAU LAKE 1-A
PB 6/199

MARTINO MICHAEL
9620 BOARDWALK LANDING
FERNANDINA BEACH, FL 32034

2025

27-2N-28-014A-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

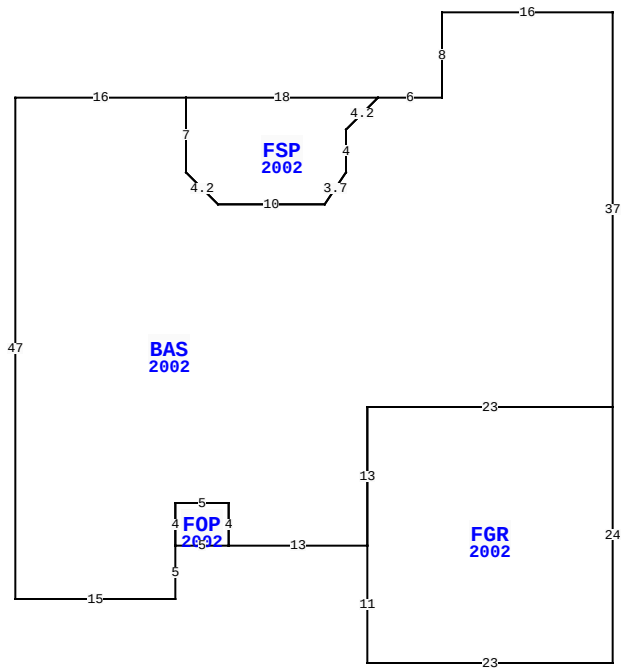
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,089	100	2002	2,089	246,681
FGR	552	55	2002	304	35,898
FOP	20	30	2002	6	709
FSP	147	40	2002	59	6,967
TOTALS	2,808			2,458	290,254

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,458	107.1360	141.42	347,610	2002	2002	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 2025 Heated Area: 2089 HX Base Yr 2025



9620 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		290,254
TOTAL MARKET OB/XF VALUE		4,672
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		379,926
SOH/AGL Deduction		0
ASSESSED VALUE		379,926
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		279,204
TOTAL JUST VALUE		379,926
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		357,119

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1803287	REPAIR/RRF	14,827	04/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2702/40	3/15/2024	WD	Q	I	02	410,000
GRANTOR: DUBOSE RENEE						
GRANTEE: MARTINO MICHAEL						
2671/726	10/03/2023	FJ	U	I	11	0
GRANTOR: MOSLEY VIRGINIA EST						
GRANTEE: DUBOSE RENEE						

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	0812	CONCRETE C	0	100	0	0	1,460.00	SF	4.00	4.00	100	2002	2002	3	80	4,672	

BUILDING DIMENSIONS

BAS=[YR=2002] W16 S8 W6 FSP=[YR=2002] W18 S7 R3 D3 E10 U3 R2 N4 R3 U3 $ D3 L3 S4 L2 D3 W10 U3 L3 N7 W16 S47 E15 N5 FOP=[YR=2002] E5 N4 W5 S4$ N4 E5 S4 E13 FGR=[YR=2002] S11 E23 N24 W23 S13$ N13 E23 N37$.

LAND DESCRIPTION

TOTAL OB/XF 4,672

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