LOT 22
IN OR 1748/1512
BEACHWAY @ NASSAU LAKE 1-A

MURPHY JAMES T & RENA B
9627 BOARDWALK LANDING
FERNANDINA BEACH, FL 32034

2026

27-2N-28-014A-0022-0000

BUILDING CHARACTERISTICS

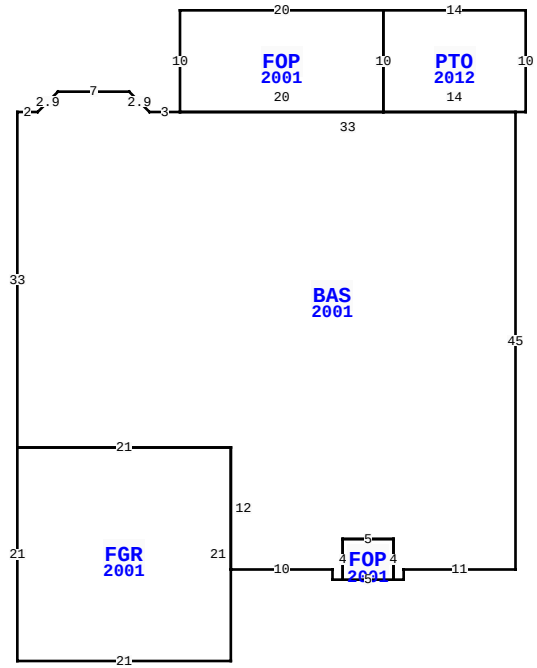
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,958	100	2001	1,958	233,293
FGR	441	55	2001	243	28,953
FOP	20	30	2001	6	715
FOP	200	30	2001	60	7,149
PTO	140	5	2012	7	834
TOTALS	2,759			2,274	270,945

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,274	97.0200	134.86	306,672	2001	2001	0	0	0	11.65	88.35

1 SNGL FAM 100% - 2002 Heated Area: 1958 HX Base Yr 2002



9627 BOARDWALK LDG, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		270,945
TOTAL MARKET OB/XF VALUE		2,905
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		358,850
SOH/AGL Deduction		188,989
ASSESSED VALUE		169,861
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		118,450
TOTAL JUST VALUE		358,850
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1705736	REPAIR/RRF	17,569	09/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1748/1512	7/27/2011	WD	U	I	30	100
GRANTOR: MURPHY JAMES TERRANCE						
GRANTEE: MURPHY JAMES T & RE						
1050/1096	4/18/2002	WD	U	V	07	100
GRANTOR: OCEAN REACH JOINT VEN						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2012] W14 FOP=[YR=2001] W20 S10 BAS=[YR=2001] W3 U2 L2 W7 D2 L2 W2 S33 FGR=[YR=2001] S21 E21 N21 W21$ E21 S12 E10 S1 E1 FOP=[YR=2001] E5 N4 W5 S4$ N4 E5 S4E1 N1 E11 N45 W33$ E20 N10$ S10 E14 N10$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	83	2,905	

LAND DESCRIPTION

TOTAL OB/XF 2,905

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS