LOT 25
IN OR 1292/483
BEACHWAY @ NASSAU LAKE 1-A

MARTINO NICHOLAS/ZUNIGA ANGELA M
96065 BOARDWALK LANDING
FERNANDINA BEACH, FL 32034

2026

27-2N-28-014A-0025-0000

BUILDING CHARACTERISTICS

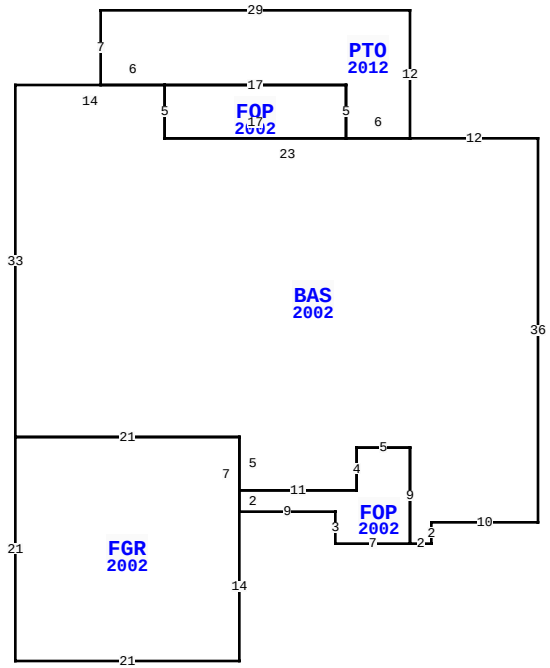
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,602	100	2002	1,602	189,650
FGR	441	55	2002	243	28,767
FOP	73	30	2002	22	2,604
FOP	85	30	2002	26	3,078
PTO	233	5	2012	12	1,420
TOTALS	2,434			1,905	225,521

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,905	96.0498	133.51	254,337	2002	2002	0	0	0	11.33	88.67

1 SNGL FAM 100% - 2006 Heated Area: 1602 HX Base Yr 2006



96065 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		225,521
TOTAL MARKET OB/XF VALUE		2,940
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		313,461
SOH/AGL Deduction		164,910
ASSESSED VALUE		148,551
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		97,140
TOTAL JUST VALUE		313,461
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,318

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1706210	REPAIR/RRF	9,850	10/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1292/0483	2/02/2005	WD	Q	I		175,000
GRANTOR: MCALONAN ALLEN						
GRANTEE: MARTINO NICHOLAS &						
1109/0001	1/22/2003	WD	U	I	21	132,000
GRANTOR: KEEN KENNETH M & CHRI						
GRANTEE: MCALONAN ALLEN						

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	84	2,940	

BUILDING DIMENSIONS

BAS=[YR=2002] W12 PTO=[YR=2012] N12 W29 S7 E6 FOP=[YR=2002] S5 E17 N5 W17$ E17 S5 E6$ W23 N5 W14 S33 FGR=[YR=2002] S21 E21 N14 FOP=[YR=2002] E9 S3 E7 N9 W5 S4 W11 S2$ N7 W21$ E21 S5 E11 N4 E5 S9 E2 N2 E10 N36$.

LAND DESCRIPTION

TOTAL OB/XF 2,940

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