

TURVEY SUSAN H
96077 BOARDWALK LANDING
FERNANDINA BEACH, FL 32034

27-2N-28-014A-0026-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall

30

VINYL 70

Exterior Wall

20

FACE BRICK 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 Stories
Units

02

WOOD FRAME 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

1,940

100

2001

1,940

221,645

FGR

441

55

2001

243

27,763

FOP

20

30

2001

6

686

FSP

200

40

2012

80

9,140

TOTALS

2,601

2,269

259,234

EXTRA FEATURES

L N

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

0100

0

0

1.00

UT

3,500.00

3,500.00

100

2001

2001

3

83

2,905

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

2,269

95.1678

132.28

300,143

2001

2001

0

0

13.63

86.37

1

SNGL FAM

100%

- 2018

Heated Area: 1940

HX Base Yr 2018

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/29/2025

MLU

TOTAL OB/XF

2,905

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

259,234

TOTAL MARKET OB/XF VALUE

2,905

TOTAL LAND VALUE - MARKET

85,000

TOTAL MARKET VALUE

347,139

SOH/AGL Deduction

140,729

ASSESSED VALUE

206,410

TOTAL EXEMPTION VALUE

HX HB

51,411

BASE TAXABLE VALUE

154,999

TOTAL JUST VALUE

347,139

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

366,595

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

I I

RSN CD

SALE PRICE

2059/1036

5/15/2016

QC U

I I

11

100

GRANTOR: MURPHY AGNES O

GRANTEE: TURVEY SUSAN H

1050/1096

4/18/2002

WD U

V V

07

100

GRANTOR: OCEAN REACH JOINT VEN

GRANTEE: KB HOME JACKSONVILL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001]

W14

FSP=[YR=2012]

N10

W20

S10

E20

\$ W35

S33

FGR=[YR=2001]

S21

E21

N21

W21

\$ E21

S12

E10S1

E1

FOP=[YR=2001]

E5

N4

W5

S4\$

N4

E5

S4

E1

N1

E11

N45\$

.