LOT 30
IN OR 1095/1856
BEACHWAY @ NASSAU LAKE 1-A

DUFFY D LANG & HEATHER
96133 BOARDWALK LANDING
FERNANDINA BEACH, FL 32034

2026

27-2N-28-014A-0030-0000

BUILDING CHARACTERISTICS

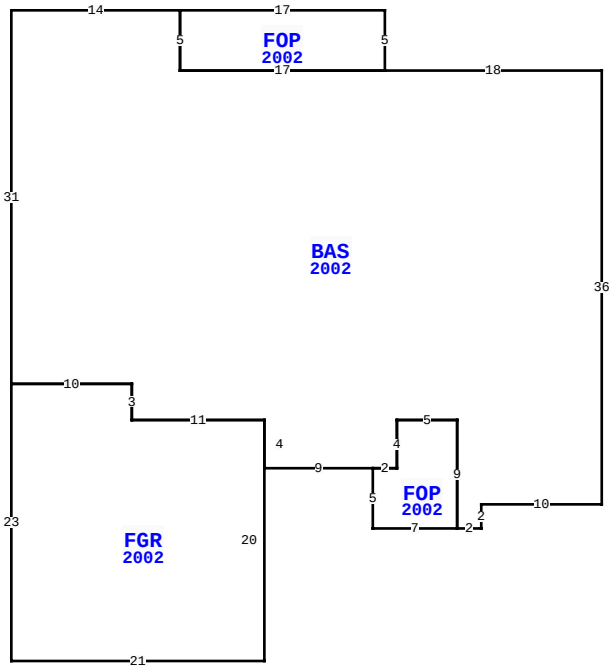
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,593	100	2002	1,593	193,580
FGR	450	55	2002	248	30,137
FOP	55	30	2002	16	1,944
FOP	85	30	2002	26	3,159
TOTALS	2,183			1,883	228,821

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,883	98.7840	137.31	258,555	2002	2002	0	0	0	11.50	88.50

1 SNGL FAM 100% - 2003 Heated Area: 1593 HX Base Yr 2003



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

96133 BOARDWALK LDG, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	228,821
TOTAL MARKET OB/XF VALUE	2,940
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	316,761
SOH/AGL Deduction	168,271
ASSESSED VALUE	148,490
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	97,079
TOTAL JUST VALUE	316,761
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	334,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1808510	REPAIR/RRF	14,173	10/01/2018
B0209914	NEW CONSTR	120,001	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1095/1856	11/20/2002	WD	Q	I		132,500
GRANTOR: KB HOME						
GRANTEE: DUFFY D LANG & HEAT						
1050/1096	4/18/2002	WD	U	V	07	100
GRANTOR: OCEAN REACH JOINT VEN						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W18 FOP=[YR=2002] N5 W17 S5 E17$ W17 N5 W14 S31
FGR=[YR=2002] S23 E21 N20 W11 N3 W10$ E10 S3 E11 S4 E9
FOP=[YR=2002] S5 E7 N9 W5 S4 W2$ E2 N4 E5 S9 E2 N2 E10 N36$.

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	

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