LOT 31
BEACHWAY @ NASSAU LAKE 1-A
PB 6/199

MCCLOUGHAN BRYAN D & MELLISSA
96141 BROADWALK LANDING
FERNANDINA BEACH, FL 32034

2026

27-2N-28-014A-0031-0000

BUILDING CHARACTERISTICS

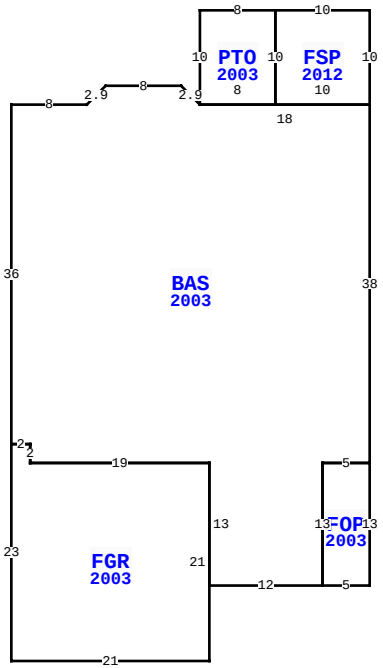
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,616	100	2003	1,616	196,983
FGR	445	55	2003	245	29,865
FOP	65	30	2003	20	2,438
FSP	100	40	2012	40	4,876
PTO	80	5	2003	4	488
TOTALS	2,306			1,925	234,649

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,925	98.3430	136.70	263,148	2003	2003	0	0	0	10.83	89.17

1 SNGL FAM 100% - 2022 Heated Area: 1616 HX Base Yr 2022



96141 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		234,649
TOTAL MARKET OB/XF VALUE		2,975
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		322,624
SOH/AGL Deduction		58,122
ASSESSED VALUE		264,502
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		213,091
TOTAL JUST VALUE		322,624
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,282

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP250012903	POOL	78,237	11/21/2025
B250011612	MTL GAR	38,022	10/17/2025
B2000145	(12) WINDOWS+ 1 D	11,350	01/01/2020
B1808408	REPAIR/RRF	9,588	10/01/2018
B0311206	NEW CONSTR	119,440	06/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2482/0570	7/22/2021	WD	Q	I	01	300,000
GRANTOR: LEWIS DEBORAH L						
GRANTEE: MCCLOUGHAN BRYAN D						
2254/1704	2/08/2019	WD	Q	I	02	216,500
GRANTOR: O'BRIEN TERRY J & ASH						
GRANTEE: LEWIS DEBORAH L						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2012] W10 PTO=[YR=2003] W8 S10 BAS=[YR=2003] U2 L2 W8 D2 L2 W8 S36 FGR=[YR=2003] S23 E21 N21 W19 N2 W2$ E2 S2 E19 S13 E12 FOP=[YR=2003] E5 N13 W5 S13 $ N13 E5 N38 W18$ E8 N10 $ S10 E10 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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	85	2,975	

TOTAL OB/XF 2,975

LAND DESCRIPTION

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 05/28/2026 BY IB Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS