LOT 34
IN OR 1342/1222
BEACHWAY @ NASSAU LAKE 1-A

LEDFORD MITCHELL A & JENNIFER
96185 BOARDWALK LANDING
FERNANDINA BEACH, FL 32034

2026

27-2N-28-014A-0034-0000

BUILDING CHARACTERISTICS

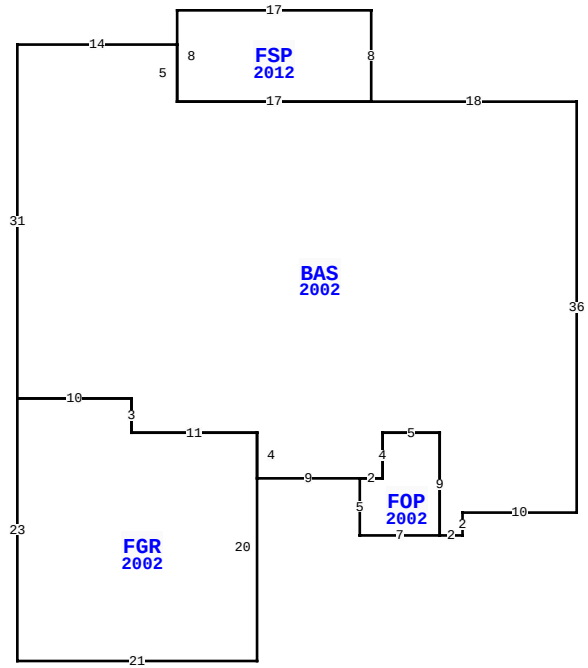
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,593	100	2002	1,593	190,322
FGR	450	55	2002	248	29,630
FOP	55	30	2002	16	1,912
FSP	136	40	2012	54	6,452
TOTALS	2,234			1,911	228,315

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,911	96.9318	134.74	257,488	2002	2002	0	0	0	11.33	88.67

1 SNGL FAM 100% - 2006 Heated Area: 1593 HX Base Yr 2006



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

96185 BOARDWALK LDG, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		228,315
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		313,315
SOH/AGL Deduction		165,488
ASSESSED VALUE		147,827
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		96,416
TOTAL JUST VALUE		313,315
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,522

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209203	NEW CONSTR	120,001	01/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1342/1222	8/17/2005	WD	Q	I		215,000
GRANTOR: EMIG M BARBARA						
GRANTEE: LEDFORD MITCHELL A						
1259/1481	9/16/2004	WD	Q	I		170,000
GRANTOR: EL-ABBADI HODA & HISH						
GRANTEE: EMIG M BARBARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W18 FSP=[YR=2012] N8 W17 S8 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

LAND DESCRIPTION

TOTAL OB/XF 0

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