LOT 37 & PT LOT 47
IN OR 1268/582
BEACHWAY @ NASSAU LAKE 1-A

CHAVEZ-TAFUR CARLOS & CARLA
96156 BOARDWALK LANDING
FERNANDINA BEACH, FL 32034

2026

27-2N-28-014A-0037-0000

BUILDING CHARACTERISTICS

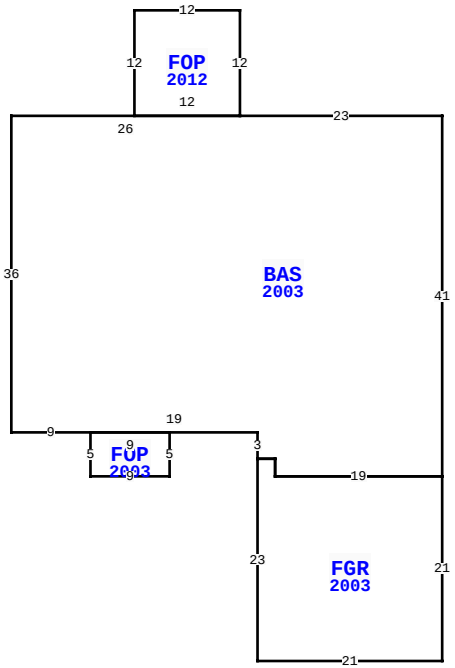
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,865	100	2003	1,865	225,290
FGR	445	55	2003	245	29,596
FOP	45	30	2003	14	1,692
FOP	144	30	2012	43	5,194
TOTALS	2,499			2,167	261,770

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,167	97.4610	135.47	293,563	2003	2003	0	0	0	10.83	89.17

1 SNGL FAM 100% - 2005 Heated Area: 1865 HX Base Yr 2005



96156 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		261,770
TOTAL MARKET OB/XF VALUE		918
TOTAL LAND VALUE - MARKET		88,550
TOTAL MARKET VALUE		351,238
SOH/AGL Deduction		176,047
ASSESSED VALUE		175,191
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		123,780
TOTAL JUST VALUE		351,238
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		377,904

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2007672	REPAIR/RRF	16,000	09/01/2020
B0311034	NEW CONSTR	138,258	04/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1268/0582	10/22/2004	WD	Q	I		185,000
GRANTOR: KILGORE LARRY R JR &						
GRANTEE: CHAVEZ-TAFUR CARLOS						
1173/1186	9/19/2003	WD	Q	I		137,900
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: KILGORE LARRY R JR						

BUILDING NOTES

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
3	1076	TRELLIS A	0	100	12	12	144.00	SF	7.50	7.50	100	2010	2010	3	85	918	

BUILDING DIMENSIONS

BAS=[YR=2003] W23 FOP=[YR=2012] N12 W12 S12 E12$ W26 S36 E9 FOP=[YR=2003] S5 E9 N5 W9$ E19 S3 FGR=[YR=2003] S23E21 N21 W19 N2 W2 $ E2 S2 E19 N41 $.

LAND DESCRIPTION

TOTAL OB/XF 918

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							
2	000100	C	RES	100		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	3,550.00	3,550.00	3,550							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 88,550 Market: 0 Agricultural: 0 Common: 88,550 PRINTED 07/09/2026 BY SYS