LOT 38
IN OR 1158/424
BEACHWAY @ NASSAU LAKE 1-A

GENTRY DARRYL K & SHARON M
96136 BOARDWALK LANDING
FERNANDINA BEACH, FL 32034

2026

27-2N-28-014A-0038-0000

BUILDING CHARACTERISTICS

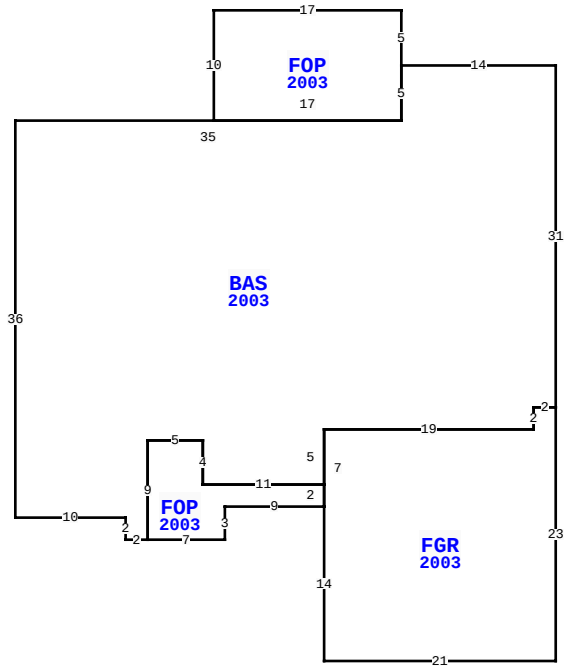
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,598	100	2003	1,598	196,527
FGR	445	55	2003	245	30,131
FOP	73	30	2003	22	2,705
FOP	170	30	2003	51	6,272
TOTALS	2,286			1,916	235,636

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,916	99.2250	137.92	264,255	2003	2003	0	0	0	10.83	89.17

1 SNGL FAM 100% - 2004 Heated Area: 1598 HX Base Yr 2004



96136 BOARDWALK LDG, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		235,636
TOTAL MARKET OB/XF VALUE		2,975
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		323,611
SOH/AGL Deduction		170,167
ASSESSED VALUE		153,444
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		102,033
TOTAL JUST VALUE		323,611
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,256

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210387	NEW CONSTR	120,231	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1158/0424	7/30/2003	WD	U	I	07	100
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: GENTRY DARRYL KEITH						
1131/0328	4/22/2003	WD	Q	I		135,900
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: GENTRY DARRYL KEITH						

BUILDING NOTES

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	2003	2003	3	85	2,975	

BUILDING DIMENSIONS

BAS=[YR=2003] W14 FOP=[YR=2003] N5 W17 S10 E17 N5$ S5 W35 S36 E10 S2 E2 FOP=[YR=2003] E7 N3 E9 FGR=[YR=2003] S14 E21 N23 W2 S2 W19 S7$ N2 W11 N4 W5 S9$ N9 E5 S4 E11 N5 E19 N2 E2 N31$.

LAND DESCRIPTION

TOTAL OB/XF 2,975

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