

LOT 41
IN OR 1633/710
BEACHWAY @ NASSAU LAKE 1-A

TREADWELL BYRON A & JANET L/E/
96078 BOARDWALK LANDING
FERNANDINA BEACH, FL 32034

2026

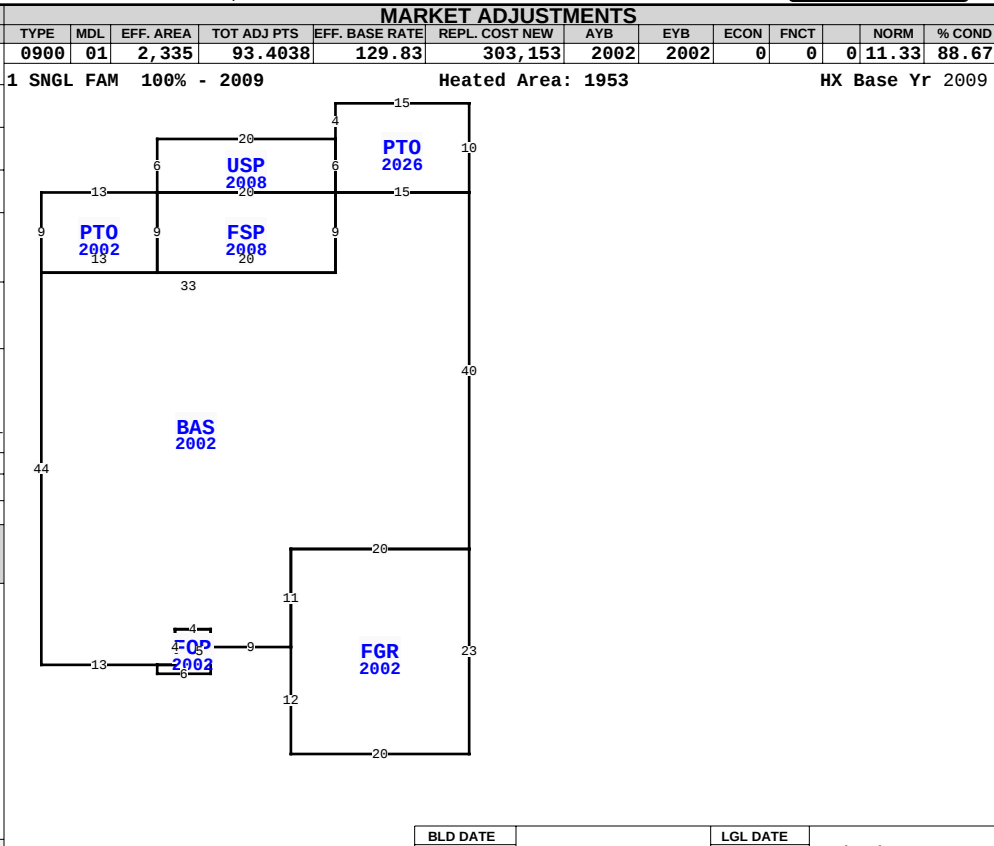
27-2N-28-014A-0041-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 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	1,953	100	2002	1,953	224,830
FGR	460	55	2002	253	29,125
FOP	22	30	2002	7	806
FSP	180	40	2008	72	8,289
PTO	117	5	2002	6	691
PTO	150	5	2026	8	921
USP	120	30	2008	36	4,144
TOTALS	3,002			2,335	268,806



NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				268,806	
TOTAL MARKET OB/XF VALUE				2,700	
TOTAL LAND VALUE - MARKET				85,000	
TOTAL MARKET VALUE				356,506	
SOH/AGL Deduction				252,406	
ASSESSED VALUE				104,100	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				52,689	
TOTAL JUST VALUE				356,506	
NCON VALUE				3,622	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				372,394	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250002712	SCREEN ROOM WITH	4,965	03/17/2025
B1807969	(8) WINDOWS	0	11/01/2018
R1707112	REPAIR/RRF	11,000	11/01/2017
B21989	ADDITION	6,000	10/01/2008
B0209640	NEW CONSTR	144,343	06/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1633/0710	7/13/2009	WD	U	I	14
GRANTOR: TREADWELL BYRON A & J					SALE PRICE 100
GRANTEE: TEADWELL BYRON A &					
1582/0757	8/26/2008	WD	Q	I	195,000
GRANTOR: JOHNSON BRIAN ALLEN					
GRANTEE: TREADWELL BYRON A &					

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
2	0911	SCRN RM A	0	100	10	15		18.00	18.00	100	2026	2025		100
TOTAL OB/XF 2,700														

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00
TOTAL ADJ UNIT PRICE 85,000.00														
LAND VALUE 85,000														
OTHER ADJUSTMENTS AND NOTES														
YEAR DENSITY DECL FRZ YR CONSRV														