LOT 42
BEACHWAY @ NASSAU LAKE 1-A
PB 6/199

COTTER MARY LILLIAN
96060 BOARDWALK LDG
FERNANDINA BEACH, FL 32034

2026

27-2N-28-014A-0042-0000

BUILDING CHARACTERISTICS

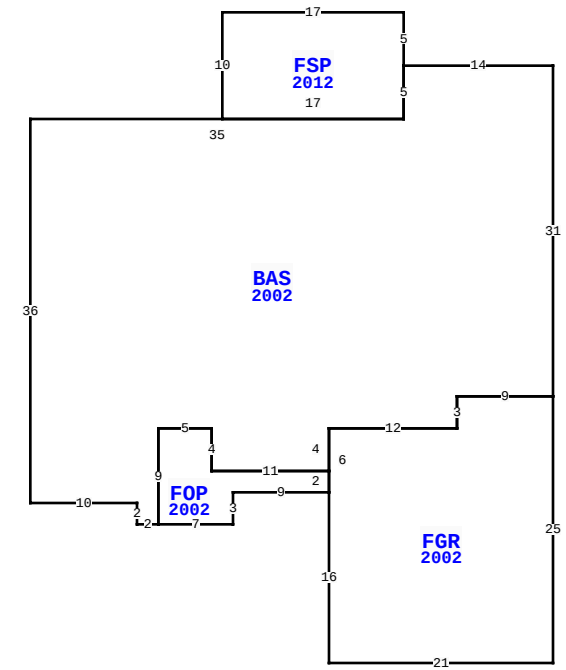
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,596	100	2002	1,596	196,058
FGR	489	55	2002	269	33,045
FOP	73	30	2002	22	2,703
FSP	170	40	2012	68	8,354
TOTALS	2,328			1,955	240,159

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,955	99.6660	138.54	270,846	2002	2002	0	0	0	11.33	88.67

1 SNGL FAM 100% - 2018 Heated Area: 1596 HX Base Yr 2018



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

96060 BOARDWALK LDG, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		240,159
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		325,159
SOH/AGL Deduction		130,947
ASSESSED VALUE		194,212
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		142,801
TOTAL JUST VALUE		325,159
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,533

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2005293	(8) WINDOWS	0	07/01/2020
B1702648	H/AC	0	05/01/2017
B0209913	NEW CONSTR	120,231	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2722/112	6/28/2024	QC	U	I	11	100
GRANTOR: CONE CHARLES BRYAN JR						
GRANTEE: CONE MARY LILLAIN						
2116/1350	4/24/2017	WD	Q	I	02	180,000
GRANTOR: WILES RYAN MATTHEW						
GRANTEE: CONE CHARLES BRYAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W14 FSP=[YR=2012] N5 W17 S10 E17 N5$ S5 W35 S36 E10 S2 E2 FOP=[YR=2002] E7 N3 E9 FGR=[YR=2002] S16 E21 N25 W9 S3 W12 S6$ N2 W11 N4 W5 S9$ N9 E5 S4 E11 N4 E12 N3 E9 N31 $.

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