

LOT 1
IN OR 2104/1051
BEACH WALKER VILLAGE PBK 4/14

GRUEHL JOHN J &/BOWMAN-BELL NORMA
8102 THOREAU DR
BETHESDA, MD 20817

2023

01-6N-29-0200-0001-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 50
Exterior Wall	16 WD FR STUC 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 90
Interior Wall	08 DECORATIVE 10
Interior Floor	12 HARDWOOD 80
Interior Floor	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100
Occupancy	00 NONE 100
Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 10
NEIGHBORHOOD/LOC	10001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,113	100	2,113	282,057
BAS	209	100	209	27,899
DCK	1,128	10	113	15,084
FGR	725	55	399	53,262
FOP	25	30	8	1,068
FUS	771	100	771	102,919
PTO	100	5	5	668
TOTALS	5,071		3,618	482,955

EXTRA FEATURES	
L N	OB/XF CODE
1	0504
2	0812
3	0810

LAND DESCRIPTION	
L N	USE CODE
1	000140

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,618	108.2970	154.32	558,330	1981	1995	0	0	13.50	86.50
1 SFR CUST - 0% - 0											
Heated Area: 3093											
HX Base Yr											
10 BEACH WALKER RD, FERNANDINA BEACH											

10 BEACH WALKER RD, FERNANDINA BEACH										INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES							
1.00	UT	2,000.00	2,000.00	100	1981	1981	3	51.5	1,030								
2,230.00	SF	4.00	4.00	100	1981	1981	3	38	3,390								
89.00	SF	6.50	6.50	100	1981	1981	3	38	220								

TOTAL OB/XF													4,640		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA			
	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	600,000.00	600,000.00				

NASSAU COUNTY PROPERTY				PAGE 1 of 1	5
VALUATION SUMMARY				STANDARD	
VALUATION BY				Tax Group: 5	
Tax Dist:				482,955	
BUILDING MARKET VALUE				4,640	
TOTAL MARKET OB/XF VALUE				600,000	
TOTAL LAND VALUE - MARKET				1,087,595	
TOTAL MARKET VALUE				407,984	
SOH/AGL Deduction				679,611	
ASSESSED VALUE				0	
TOTAL EXEMPTION VALUE				679,611	
BASE TAXABLE VALUE				1,087,595	
TOTAL JUST VALUE				0	
NCON VALUE				INCOME VALUE	
PREVIOUS YEAR MKT VALUE				676,370	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7472	REPAIR/RRF	4,200	08/22/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2104/1051	2/15/2017	WD Q	I	01	520,000
GRANTOR: GILLIAM THOMAS A & JA					
GRANTEE: GRUEHL JOHN J & NOR					
0924/0013	3/14/2000	WD Q	I		369,000
GRANTOR: SKWIERTZ ALBERT A & M					
GRANTEE: GILLIAM THOMAS & JA					

BUILDING NOTES	
DCK=[YR=2011] W4 U6 L9 W13 D8 L10 W18 D6 L9 S8	
BAS=[YR=1993] S32 PTO=[YR=1993] W10 S10 FGR=[YR=1993] S29 E25	
N29 W25\$ E10 N10\$ S10 E15 N9 E15 FOP=[YR=1993] E5N5 W5 S5\$ N5	
E5 S5 E9 BAS=[YR=2011] S11 E19 N11 W19\$ E19 N29 W19 N4 W44\$	
E44 S4 E19 N20\$ PTR=E80 FUS=[YR=1993] E7 S8 E22 S5 E19 S13	
W28 N9 W6 S9 W14 N26\$ W80\$.	