

LOT 22
IN OR 2159/1031
BEACH WALKER VILLAGE PB 4/14

DUCHARME JAMES W & JANE M
39 BEACH WALKER ROAD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0200-0022-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

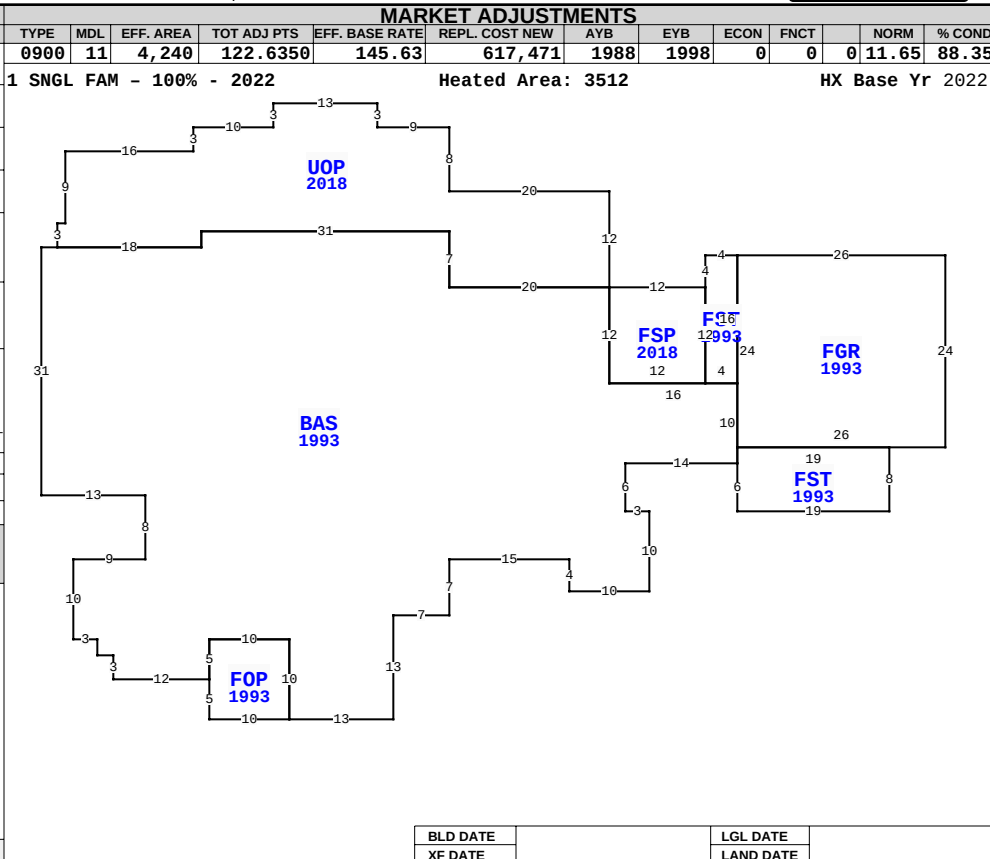
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,512	100	3,512	451,869
FGR	624	55	343	44,132
FOP	100	30	30	3,860
FSP	144	40	58	7,463
FST	64	55	35	4,503
FST	152	55	84	10,808
UOP	892	20	178	22,902

TOTALS	5,488		4,240	545,536
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
1	1242	WD DECK A	0 100	0	0	60.00	SF	10.00	10.00	100	1988	1988	3	20	120	
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	66	1,320	
3	0812	CONCRETE C	0 100	0	0	2,241.00	SF	4.00	4.00	100	1988	1988	3	57	5,109	
5	1125	CB/STC 6"	0 100	0	0	1,151.00	SF	7.35	7.35	100	1988	1988	3	57	4,822	
6	0446	BOX FNC 6'	0 100	0	0	36.00	LF	20.00	20.00	100	1988	1988	3	20	144	
8	1126	CB/STC 8"	0 100	0	0	276.00	SF	8.00	8.00	100	1988	1988	3	57	1,259	
9	0861	POOL GUNIT	0 100	0	0	240.00	SF	85.00	85.00	100	2021	2021	3	98	19,992	
10	0855	CONC PAVER	0 100	0	0	372.00	SF	15.00	15.00	100	2021	2021	3	100	5,580	
11	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	97	1,940	

LAND DESCRIPTION			TOTAL OB/XF 40,286													
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	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00

REVIEW DATE 02/07/2022 BY DJ



39 BEACH WALKER RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		545,536	
TOTAL MARKET OB/XF VALUE		40,286	
TOTAL LAND VALUE - MARKET		450,000	
TOTAL MARKET VALUE		1,035,822	
SOH/AGL Deduction		77,598	
ASSESSED VALUE		958,224	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		908,224	
TOTAL JUST VALUE		1,035,822	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		930,315	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
210433	SWIM POOL	0	02/01/2021
B1804160	REMODEL	6,600	04/25/2018
4461	NEW CONSTR	183,000	10/28/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2159/1031	11/20/2017	WD	Q	I	01	625,300	
GRANTOR: ROMAN PAUL M & TERRY							
GRANTEE: DUCHARME JAMES W &							
1259/0369	9/15/2004	WD	Q	I		740,000	
GRANTOR: MAZUREK CHARLES D & J							
GRANTEE: ROMAN PAUL M & TERR							

BUILDING NOTES									
BUILDING DIMENSIONS									
FGR=[YR=1993] W26 FST=[YR=1993] W4 S4 FSP=[YR=2018] W12 UOP=[YR=2018] N12 W20 N8W9 N3 W13 S3 W10 S3 W16 S9 W1 S3 BAS=[YR=1993] W2 S31 E13 S8 W9 S10 E3 S2 E2 S3 E12 FOP=[YR=1993] S5 E10 N10 W10 S5 \$ N5 E10 S10 E13 N13 E7 N7 E15 S4 E10 N10 W3 N6 E14 FST=[YR=1993] S6 E19 N8 W19 S2 \$ N10 W16 N12 W20 N7 W31 S2 W18 \$ E18 N2 E31 S7 E20 \$ S12 E12 N12 \$ S12 E4 N16 \$ S24 E26 N24 \$.									

TOTAL OB/XF 40,286									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00

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	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00

Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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