

LOT 23
IN OR 1945/1121
BEACH WALKER VILLAGE PB 4/14

COTE MICHAEL R & KATHLEEN MCHUGH
P O BOX 17439
FERNANDINA BEACH, FL 32035

2023

01-6N-29-0200-0023-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 CB STUCCO 60
Exterior Wall	12 CEDAR 40
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	15 HARDTILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	4.5 100
Frame	02 WOOD FRAME 100
Stories	2. 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	2,244	100	2,244	280,783
DCK	696	10	70	8,759
FDG	460	60	276	34,535
FGR	441	55	243	30,405
FOP	88	30	26	3,253
FOP	108	30	32	4,004
FST	87	55	48	6,006
FUS	2,044	100	2,044	255,758
UOP	72	20	14	1,751
UOP	444	20	89	11,136
TOTALS	6,684		5,086	636,393

EXTRA FEATURES	
L N	OB/IF CODE
1	0504
4	1126
5	0810
6	1126
9	0861
10	0812
11	0911

LAND DESCRIPTION	
L N	USE CODE
1	000100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	11	5,086	125.4399	148.96	757,611	1984	1990	0	0	0 16.00	84.00
1 SNGL FAM - 100% - 2015 Heated Area: 4288 HX Base Yr 2015											
37 BEACH WALKER RD, FERNANDINA BEACH											
BLD DATE 12/16/2008 DJ LGL DATE XF DATE INC DATE LAND DATE AG DATE											

L N	OB/IF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1984	1984	3	58	1,160	
4	1126	CB/STC 8"	0 100	0	0	106.00	SF	8.00	8.00	100	1984	1984	3	47	399	
5	0810	CONCRETE A	0 100	6	5	30.00	SF	6.50	6.50	100	2001	2001	3	82	160	
6	1126	CB/STC 8"	0 100	0	0	70.00	SF	8.00	8.00	100	2001	2001	3	82	459	
9	0861	POOL GUNIT	0 100	0	0	297.00	SF	85.00	85.00	100	2001	2001	3	29	7,321	
10	0812	CONCRETE C	0 100	0	0	2,038.00	SF	4.00	4.00	100	2008	2008	3	90	7,337	
11	0911	SCRN RM A	0 100	60	23	1,380.00	SF	17.50	17.50	100	2008	2008	3	40	9,660	

LAND DESCRIPTION	
L N	USE CODE
1	000100

NASSAU COUNTY PROPERTY	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	636,393
TOTAL MARKET OB/XF VALUE	26,496
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	1,112,889
SOH/AGL Deduction	353,357
ASSESSED VALUE	759,532
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	709,532
TOTAL JUST VALUE	1,112,889
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,033,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1528620	BATH, FLOR	0	01/01/2015
B21304	REMODEL	17,327	04/01/2008
B20795	REMODEL	210,000	11/01/2007
B0007574	XFOB	7,350	10/01/2000
B007084	SWIM POOL	30,450	04/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1945/1121	10/20/2014	SW	U	I	11	100
GRANTOR: COTE MICHAEL R						
GRANTEE: COTE MICHAEL R & KA						
1945/1117	4/01/2014	WD	U	I	16	400,000
GRANTOR: COTE PAUL N						
GRANTEE: COTE MICHAEL R						

BUILDING NOTES	
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BUILDING DIMENSIONS	
DCK=[YR=2008] W29 S12 UOP=[YR=1993] W25 N12 W6S24	
FOP=[YR=1993] S6 BAS=[YR=1993] S42 E25 FOP=[YR=1993] S8 E2	
UOP=[YR=1993] S9E8N9W8\$ E9 N8 W11\$ E11 FST=[YR=1993] E3	
FGR=[YR=1993] E21 N21W21 S21\$ N21W5 S11 D2 R2 S8\$ N8 U2 L2	
N11 E26 N27 W42 S6 W18\$ E18 N6 W18\$ E31 N12 \$ S12 E29 N24\$	
PTR=E10 FUS=[YR=1993] E18 S16 E2 S6 W2 S5 E24 N5 W2 N6 E2	
N16 E18 S48 W18 N8 W6 U2 L2 W8 D2 L2 W6 S8 W18 N48\$ W10\$	
PTR=W67 FDG=[YR=1993] W20 S23 E20 N23\$ E67\$.	