LOTS 36 & W1/2 OF LOT 37
IN OR 2105/1772
BEACH WALKER VILLAGE PB 4/14

PEACOCK JOHN BRIAN & EILEEN
5 WOOD DUCK RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0200-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	04	Quality Level 04

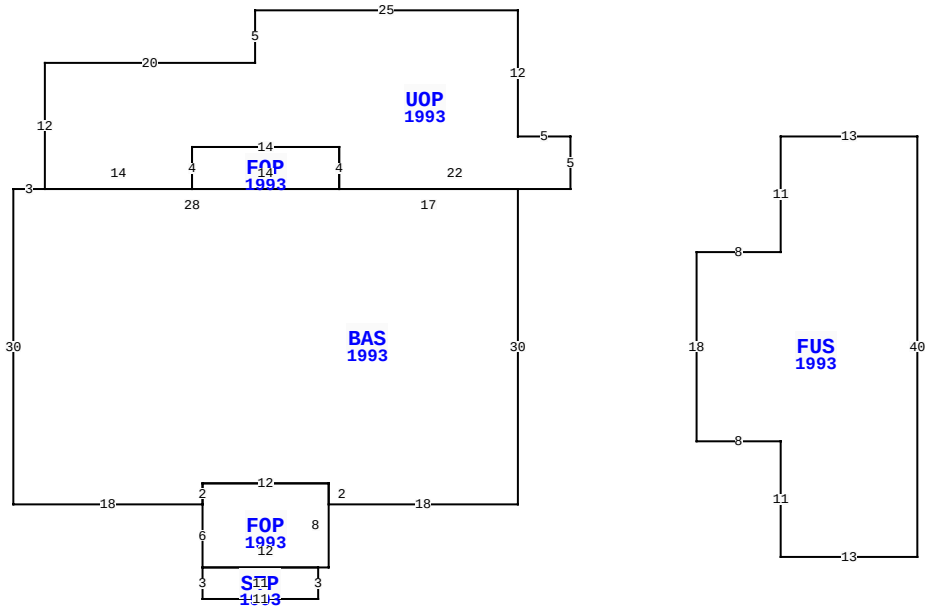
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 10
NEIGHBORHOOD/LOC 10001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,416	100	1,416	259,167
FOP	56	30	17	3,111
FOP	96	30	29	5,307
FUS	664	100	664	121,530
STP	33	10	3	549
UOP	634	20	127	23,244
TOTALS	2,899		2,256	412,909

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,256	151.9980	216.60	488,650	1988	1988	0	0	0	15.50	84.50

1 SFR CUST – 100% - 2023 Heated Area: 2080 HX Base Yr 2023



5 WOOD DUCK RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		553,617
TOTAL MARKET OB/XF VALUE		12,932
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		1,016,549
SOH/AGL Deduction		0
ASSESSED VALUE		1,016,549
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		966,549
TOTAL JUST VALUE		1,016,549
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		806,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603521	NEW CONSTR	37,536	12/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2105/1772	3/08/2017	WD	Q	I	01	520,000
GRANTOR: KREBS CHRISTOPHER M						
GRANTEE: PEACOCK JOHN BRIAN						
0760/1631	5/23/1996	WD	Q	V		20,000
GRANTOR: SCHEPERS OLIVER JR						
GRANTEE: KREBS C M						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W5 N12 W25 S5 W20 S12 BAS=[YR=1993] W3 S30 E18 FOP=[YR=1993] S6 STP=[YR=1993] S3 E11 N3 W11$ E12 N8 W12 S2$ N2 E12 S2 E18 N30 W17 FOP=[YR=1993] N4 W14 S4 E14$ W28$ E14 N4 E14 S4 E22 N5$ PTR=E20 FUS=[YR=1993] E13 S40 W13 N11 W8 N18 E8 N11$ W20$.

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
1	0812	CONCRETE C	0	100	0	0	1,471.00	SF	4.00	4.00	100	1997	1997	3	75	4,413	
2	1075	TRELLIS G	0	100	31	5	155.00	SF	35.00	35.00	100	1997	1997	3	26	1,411	
3	0445	BOX FNC 5'	0	100	0	0	13.00	LF	8.10	8.10	100	1988	1988	3	20	21	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	66	1,320	
5	0858	SCULP CONC	0	100	0	0	477.00	SF	13.00	13.00	100	1997	1997	3	93	5,767	

LAND DESCRIPTION

TOTAL OB/XF 12,932

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	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000							

REVIEW DATE 04/21/2020 BY DJA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS

LOTS 36 & W1/2 OF LOT 37
IN OR 2105/1772
BEACH WALKER VILLAGE PB 4/14

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2023

01-6N-29-0200-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

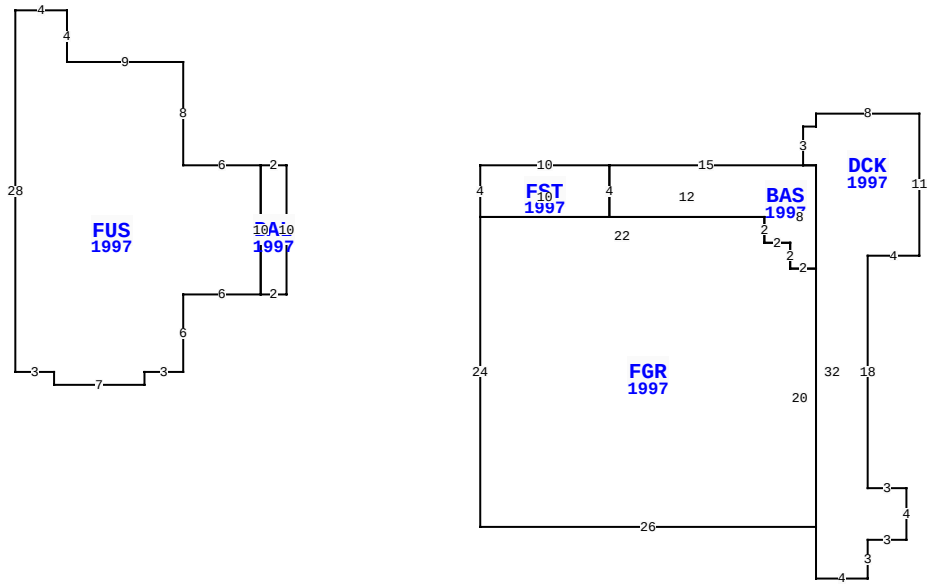
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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
BAL	20	15	3	495
BAS	76	100	76	12,536
DCK	203	10	20	3,299
FGR	612	55	337	55,590
FST	40	55	22	3,629
FUS	395	100	395	65,158
TOTALS	1,346		853	140,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	853	131.5440	187.45	159,895	1997	1997	0	0	0	12.00	88.00

2 SFR CUST – 100% - 2023 Heated Area: 471 HX Base Yr 2023



5 WOOD DUCK RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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TOTAL JUST VALUE		1,016,549
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		806,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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0760/1631	5/23/1996	WD	Q	V		20,000
GRANTOR: SCHEPERS OLIVER JR						
GRANTEE: KREBS C M						

BUILDING NOTES

BUILDING DIMENSIONS

BAL=[YR=1997] W2 FUS=[YR=1997] W6 N8 W9 N4 W4 S28 E3 S1 E7 N1 E3 N6 E6 N10 $ S10 E2 N10 $ PTR= E15 FST=[YR=1997] E10 BAS=[YR=1997] E15 DCK=[YR=1997] N3 E1 N1 E8 S11 W4 S18 E3 S4 W3 S3 W4 N32W1 $E1 S8 FGR=[YR=1997] S20 W26 N24 E22 S2 E2 S2 E2 $ W2 N2 W2 N2 W12 N4 $ S4 W10 N4 $ W15 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/21/2020 BY DJA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS