

LOT 40
IN OR 562/1136
BEACH WALKER VILLAGE PB 4/14

CROWLEY K ABINA
6 WOOD DUCK ROAD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0200-0040-0000

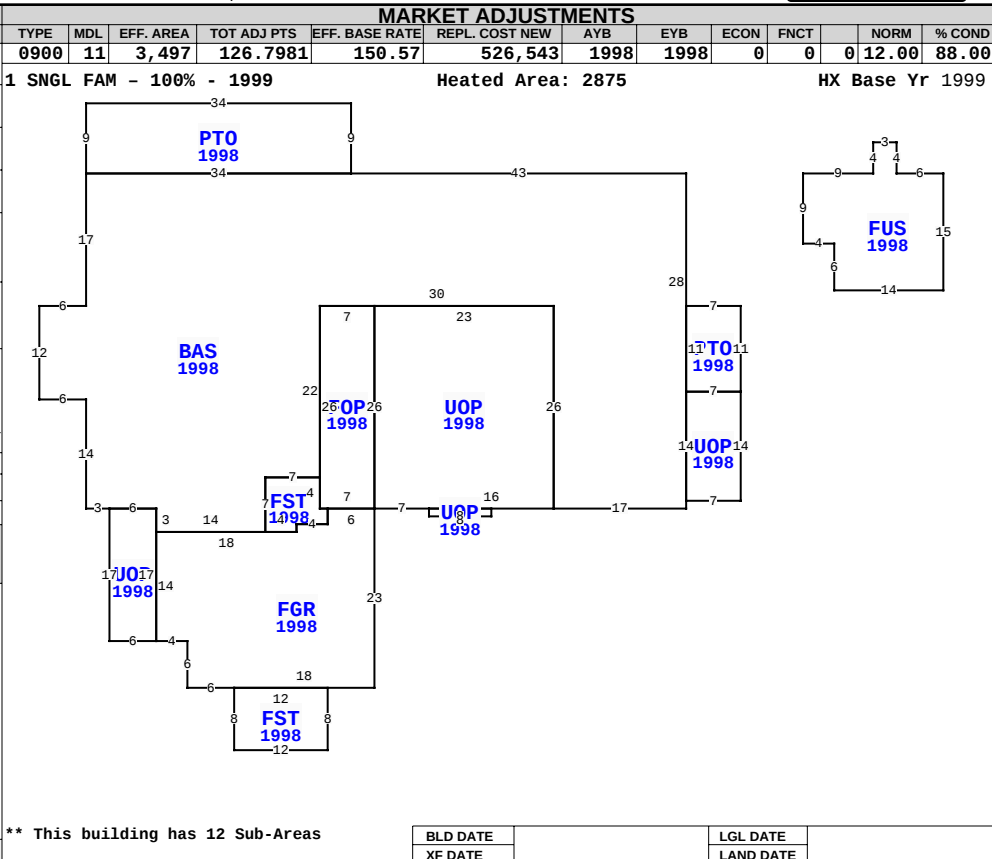


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

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	2,617	100	2,617	346,757
FGR	558	55	307	40,678
FOP	182	30	55	7,287
FST	48	55	26	3,445
FST	96	55	53	7,022
FUS	258	100	258	34,185
PTO	77	5	4	530
PTO	306	5	15	1,988
UOP	8	20	2	265
UOP	98	20	20	2,650
TOTALS	4,948		3,497	463,358

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	2.00	UT	2,000.00	2,000.00	100	1998
2	0855	CONC PAVER	0 100	0	0	1,216.00	SF	7.00	7.00	100	2016
4	0910	SCRN RM L	0 100	25	22	550.00	SF	15.00	15.00	100	1998
5	0855	CONC PAVER	0 100	0	0	270.00	SF	7.00	7.00	100	2016



** This building has 12 Sub-Areas

6 WOOD DUCK RD, FERNANDINA BEACH

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

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	0504	FP-ELECTRI	0 100	0	0	2.00	UT	2,000.00	2,000.00	100	1998	1998	3	83	3,320	
2	0855	CONC PAVER	0 100	0	0	1,216.00	SF	7.00	7.00	100	2016	2016	3	97	8,257	
4	0910	SCRN RM L	0 100	25	22	550.00	SF	15.00	15.00	100	1998	1998	3	20	1,650	
5	0855	CONC PAVER	0 100	0	0	270.00	SF	7.00	7.00	100	2016	2016	3	97	1,833	

LAND DESCRIPTION										TOTAL OB/XF							15,060		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
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	4		
REVIEW DATE		01/05/2017		BY	DJ	Total Acres: 0.00			Total Land Value: 450,000				Market: 0		Agricultural: 0				

NASSAU COUNTY PROPERTY												PAGE 1 of 1											
VALUATION SUMMARY												STANDARD											
VALUATION BY												Tax Group: 5											
BUILDING MARKET VALUE												Tax Dist:											
TOTAL MARKET OB/XF VALUE												463,358											
TOTAL LAND VALUE - MARKET												15,060											
TOTAL MARKET VALUE												450,000											
SOH/AGL Deduction												424,298											
ASSESSED VALUE												504,120											
TOTAL EXEMPTION VALUE												55,000											
BASE TAXABLE VALUE												449,120											
TOTAL JUST VALUE												928,418											
NCON VALUE												0											
INCOME VALUE																							
PREVIOUS YEAR MKT VALUE												828,737											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9804646	NEW CONSTR	250,000	02/01/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0562/1136	2/08/1989	WD	Q	V		40,000	
GRANTOR: OWEN RONALD K & A C							
GRANTEE: CROWLEY J J & K A							
0407/0510	12/01/1983	WD	Q	V		35,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
BAS=[YR=1998] W43 PTO=[YR=1998] N9 W34 S9 E34 \$ W34 S17 W6 S12 E6 S14 E3 UOP=[YR=1998] S17 E6 FGR=[YR=1998] E4 S6 E6 FST=[YR=1998] S8 E12 N8W12 \$ E18 N23 UOP=[YR=1998] E7 UOP=[YR=1998] S1 E8 N1 W8 \$ E16 N26 W23 S26 \$ FOP=[YR=1998] N26 W7 S26 E7 \$ W6 FST=[YR=1998] W1 N4 W7 S7 E4 N1 E4 N2 \$ S2 W4 S1 W18 S14 \$ N17 W6 \$ E6 S3 E14 N7 E7 N22 E30 S26 E17 N1 UOP=[YR=1998] E7 N14 W7 S14 \$ N14 PTO=[YR=1998] E7 N11 W7 S11 \$ N28 \$ PTR= E15 FUS=[YR=1998] E9 N4 E3 S4 E6 S15 W14 N6 W4 N9 \$ W15 \$.											