

LOT 46
IN OR 1984/1011
BEACH WALKER VILLAGE PB 4/14

CORNISH KENNETH A & RUTH A
7925 BAR HARBOR DRIVEN
CINCINNATI, OH 45255

2023

01-6N-29-0200-0046-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 80
Exterior Wall	16 WD FR STUC 20
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 90
Interior Wall	08 DECORATIVE 10
Interior Floo	12 HARDWOOD 60
Interior Floo	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100

Quality	01 Quality Level 01
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	10
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NEIGHBORHOOD/LOC	10001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,896	100	1,896	287,272
DCK	36	10	4	606
DCK	982	10	98	14,849
FGR	486	55	267	40,455
FOP	10	30	3	455
FUS	221	100	221	33,484

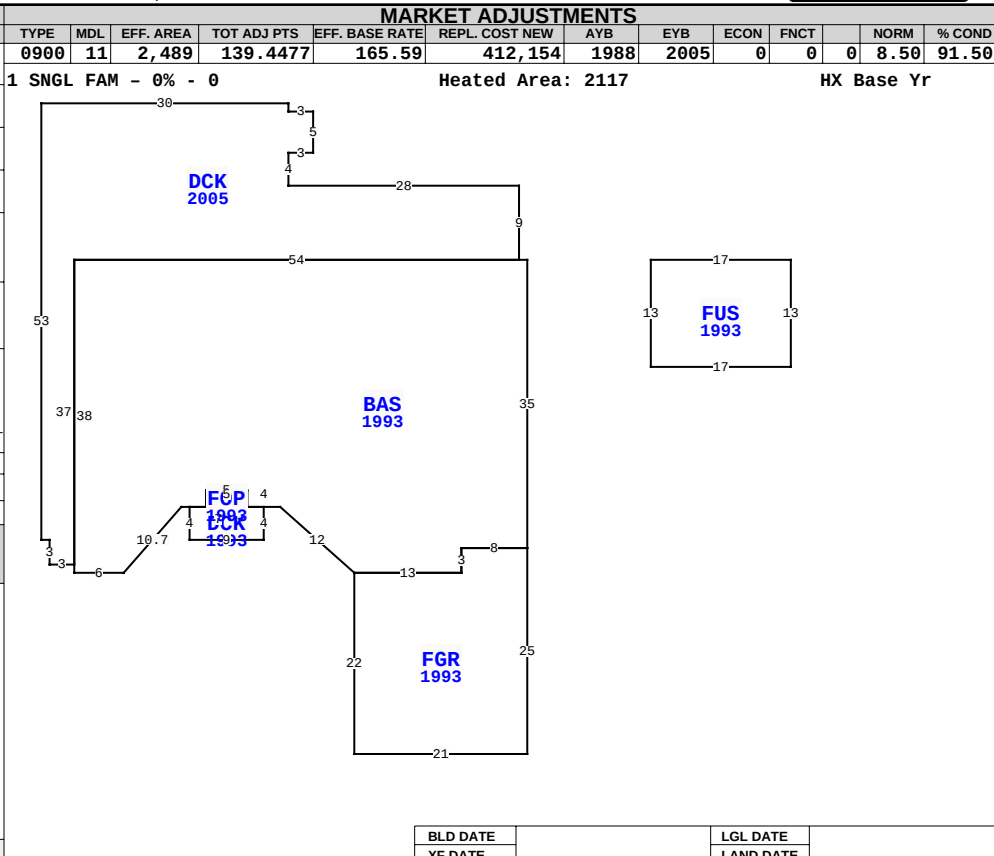
TOTALS	3,631	2,489	377,121
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EXTRA FEATURES

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	0812	CONCRETE C	0	0	0	0	1,079.00	SF	4.00	4.00	100	1988	1988	3	57	2,460	
2	1126	CB/STC 8"	0	0	0	0	192.00	SF	8.00	8.00	100	1988	1988	3	57	876	
3	0810	CONCRETE A	0	0	0	0	52.00	SF	6.50	6.50	100	1988	1988	3	57	193	
4	0810	CONCRETE A	0	0	7	4	28.00	SF	6.50	6.50	100	1988	1988	3	57	104	
5	0810	CONCRETE A	0	0	0	0	27.00	SF	6.50	6.50	100	1988	1988	3	57	100	

LAND DESCRIPTION

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0	0006	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000							



5 BEACH WALKER RD, FERNANDINA BEACH

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

TOTAL OB/XF 3,733

NASSAU COUNTY PROPERTY					PAGE 1 of 1		5
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 5				Tax Dist:			
BUILDING MARKET VALUE				377,121			
TOTAL MARKET OB/XF VALUE				3,733			
TOTAL LAND VALUE - MARKET				450,000			
TOTAL MARKET VALUE				830,854			
SOH/AGL Deduction				161,917			
ASSESSED VALUE				668,937			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				668,937			
TOTAL JUST VALUE				830,854			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				750,847			