

HUBERT BENJAMIN F & KATHY R
1 BEACH WALKER RD
FERNANDINA BEACH, FL 32034

01-6N-29-0200-0048-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMNT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 12 CEDAR 100										0900 11 3,067 130.4891 154.96 475,262 1988 1988 0 0 17.00 83.00										Tax Group: 5 Tax Dist:									
Roof Structur 08 IRREGULAR 100										1 SNGL FAM - 100% - 2020 Heated Area: 2560 HX Base Yr 2020										BUILDING MARKET VALUE 394,467									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 7,813									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 450,000									
Interior Floo 14 CARPET 60																				TOTAL MARKET VALUE 852,280									
Interior Floo 11 CLAY TILE 40																				SOH/AGL Deduction 290,271									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 562,009									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 5 100																				BASE TAXABLE VALUE 512,009									
Bathrooms 3.5 100																				TOTAL JUST VALUE 852,280									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 2. 2. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 769,397									
BUD8 Adjustme 05 DIST 1A 100																													
Quality 01 Quality Level 01																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				BP 4247 N/A 95,864 07/20/1987									
MAP NUM MKT AREA 10																													
NEIGHBORHOOD/LOC 10001.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 1,722 100 1,722 221,478																													
DCK 412 10 41 5,273																													
FGR 547 55 301 38,714																													
FOP 48 30 14 1,800																													
FUS 838 100 838 107,780																													
USP 204 30 61 7,846																													
UST 200 45 90 11,575																													
TOTALS 3,971 3,067 394,467																													
EXTRA FEATURES										1 BEACH WALKER RD, FERNANDINA BEACH																			
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 1.00 UT 2,000.00 2,000.00 100 1988 1988 3 66 1,320																													
2 0812 CONCRETE C 0 100 0 0 1,176.00 SF 4.00 4.00 100 1988 1988 3 57 2,681																													
3 0820 WOOD WALK 0 100 0 0 169.00 SF 11.75 11.75 100 1988 1988 3 40 794																													
4 1124 CB/STC 4" 0 100 0 0 590.00 SF 6.50 6.50 100 1988 1988 3 57 2,186																													
5 0858 SCULP CONC 0 100 0 0 72.00 SF 13.00 13.00 100 1988 1988 3 85 796																													
6 0446 BOX FNC 6' 0 100 0 0 9.00 LF 20.00 20.00 100 1988 1988 3 20 36																													
LAND DESCRIPTION										TOTAL OB/XF 7,813																			
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																													
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 01/07/2016 BY DJX										Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000										PRINTED 08/02/2023 BY SYS									