LOT 52
BEACH WALKER VILLAGE
PB 4/14

DAECH EDWARD JR & TAMMY
9463 CHESAPEAKE DRIVE
BRENTWOOD, TN 37027

2023

01-6N-29-0200-0052-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	06	ASB SHINGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
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
BUD8 Adjustme	05	DIST 1A 100
Quality	06	Quality Level 06

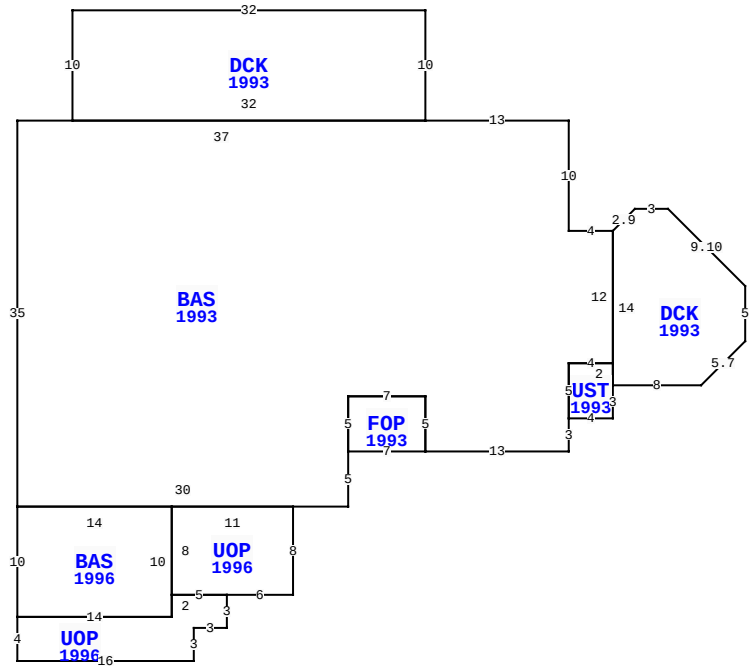
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,663	100	1,663	563,394
BAS	140	100	140	47,429
DCK	158	10	16	5,420
DCK	320	10	32	10,841
FOP	35	30	10	3,388
UOP	77	20	15	5,082
UOP	88	20	18	6,098
UST	20	45	9	3,049
TOTALS	2,501		1,903	644,703

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	1,903	245.0980	349.26	664,642	1974	2016	0	0	0	3.00	97.00

1 SFR CUST – 0% - 0 Heated Area: 1803 HX Base Yr



10 GREEN WINGED TEAL 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	644,703
TOTAL MARKET OB/XF VALUE	10,641
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	1,105,344
SOH/AGL Deduction	78,397
ASSESSED VALUE	1,026,947
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,026,947
TOTAL JUST VALUE	1,105,344
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	933,588

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19012704	REMODEL	50,000	12/13/2019
M982953	H/AC	0	03/01/1998
B960476	REPAIR/RRF	1,500	05/01/1996
B9602649	REPAIR/RRF	1,500	03/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2465/0480	5/13/2021	WD	Q	I	01	1,225,000
GRANTOR: DICKINSON MICHAEL B &						
GRANTEE: DAECH EDWARD JR & T						
2412/1618	12/01/2020	WD	Q	I	01	650,000
GRANTOR: 10GWT LLC						
GRANTEE: DICKINSON MICHAEL B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 DCK=[YR=1993] N10 W32 S10 E32$ W37 S35
BAS=[YR=1996] S10 UOP=[YR=1996] S4 E16N3 E3 N3 UOP=[YR=1996]
E6 N8 W11 S8 E5 $ W5 S2 W14 $ E14 N10 W14 $E30 N5
FOP=[YR=1993] E7 N5 W7 S5 $ N5 E7 S5 E13 N3 UST=[YR=1993] E4
N3 DCK=[YR=1993] E8 U4 R4 N5 U7 L7 W3 D2 L2 S14$ N2 W4
S5$ N5 E4 N12 W4 N10 $.

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
2	0850	PEBBLE WLK	0	0	0	0	170.00	SF	3.50	3.50	100	1974	1974	3	26	155	
3	1242	WD DECK A	0	0	0	0	210.00	SF	10.00	10.00	100	1985	1985	3	20	420	
4	1126	CB/STC 8"	0	0	0	0	636.00	SF	8.00	8.00	100	1974	1974	3	26	1,323	
5	0444	BOX FNC 4'	0	0	0	0	5.00	LF	6.50	6.50	100	1985	1985	3	20	7	
6	0446	BOX FNC 6'	0	0	0	0	17.00	LF	20.00	20.00	100	1985	1985	3	20	68	
7	0446	BOX FNC 6'	0	0	0	0	33.00	LF	20.00	20.00	100	1985	1985	3	20	132	
8	0858	SCULP CONC	0	0	0	0	684.00	SF	13.00	13.00	100	2004	2004	3	96	8,536	

LAND DESCRIPTION

TOTAL OB/XF 10,641

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	0		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 02/18/2020 BY DJ Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS