

LOT 57
(ESMT IN OR 171/240)
BEACH WALKER VILLAGE PB 4/14

HAYMAKER TERESSA K & GIDEON T
9204 SOUTHERN BREEZE DR
ORLANDO, FL 32836

2023

01-6N-29-0200-0057-0000



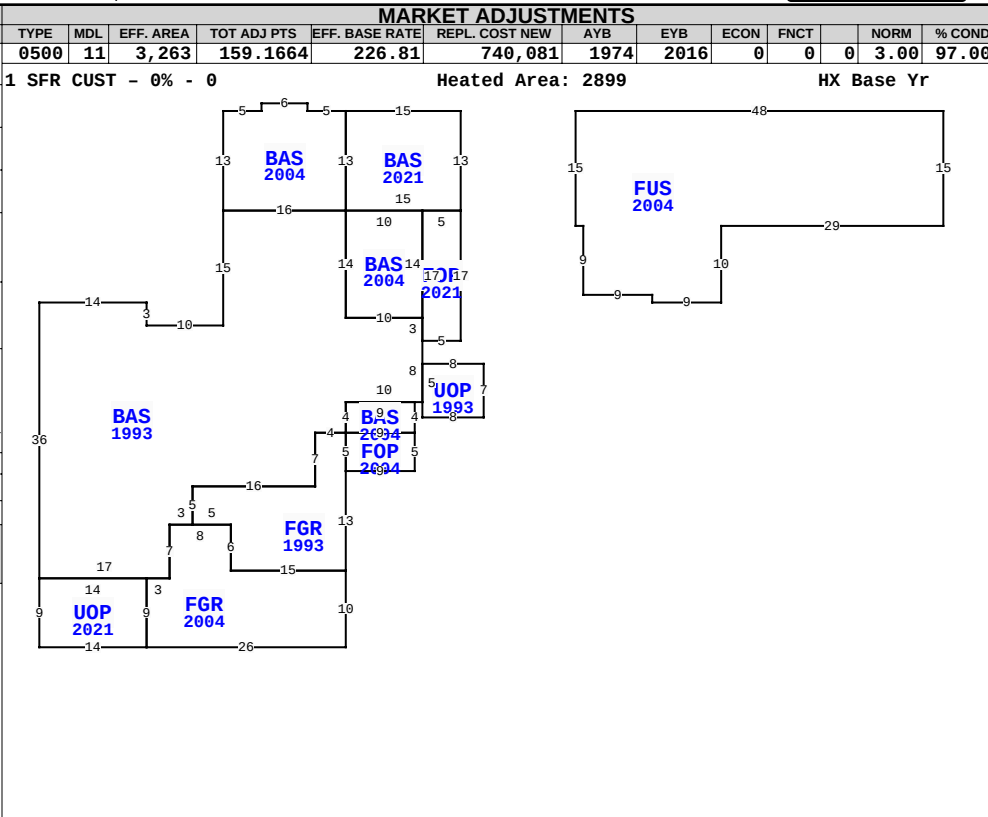
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 60
Exterior Wall	12 CEDAR 40
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 90
Interior Wall	08 DECORATIVE 10
Interior Floor	11 CLAY TILE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD\$ 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	1,423	100	1,423	313,068
BAS	36	100	36	7,920
BAS	140	100	140	30,800
BAS	214	100	214	47,081
BAS	195	100	195	42,901
FGR	218	55	120	26,400
FGR	305	55	168	36,961
FOP	45	30	14	3,080
FOP	85	30	26	5,720
FUS	891	100	891	196,025
TOTALS	3,734		3,263	717,879

EXTRA FEATURES							
L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0811	CONCRETE B	0	0	0	0	
2	0810	CONCRETE A	0	0	0	0	
3	0350	CARPORT WD	0	0	12	11	
4	0861	POOL GUNIT	0	0	0	0	
5	0871	POOL HTR R	0	0	0	0	
6	0855	CONC PAVER	0	0	0	0	
7	0462	ST/AL FNC	0	0	0	0	
8	0600	SUMMER KIT	0	0	0	0	
10	0500	FP-PRE FAB	0	0	0	0	
11	1126	CB/STC 8"	0	0	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	0	



** This building has 12 Sub-Areas

7 GREEN WINGED TEAL RD, FERNANDINA BEACH

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

GREEN WINGED TEAL RD, FERNANDINA BEACH										DATE		AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES					
790.00	SF	5.20	5.20	100	2004	2004	3	86	3,533						
208.00	SF	6.50	6.50	100	2004	2004	3	86	1,163						
132.00	SF	13.00	13.00	100	2021	2021	3	97	1,665						
135.00	SF	85.00	85.00	100	2021	2021	3	98	11,246						
1.00	UT	2,000.00	2,000.00	100	2021	2021	3	97	1,940						
1,249.00	SF	10.00	10.00	100	2021	2021	3	100	12,490						
360.00	SF	10.00	10.00	100	2021	2021	3	98	3,528						
1.00	UT	5,000.00	5,000.00	100	2021	2021	3	97	4,850						
1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115						
150.00	SF	8.00	8.00	100	2004	2004	3	86	1,032						

NASSAU COUNTY PROPERTY		PAGE 1 of 2		5
VALUATION SUMMARY		STANDARD		
VALUATION BY		Tax Group: 5 Tax Dist:		
BUILDING MARKET VALUE		717,879		
TOTAL MARKET OB/XF VALUE		45,473		
TOTAL LAND VALUE - MARKET		450,000		
TOTAL MARKET VALUE		1,213,352		
SOH/AGL Deduction		103,789		
ASSESSED VALUE		1,109,563		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		1,109,563		
TOTAL JUST VALUE		1,213,352		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		1,008,694		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2007540	SWIM POOL	0	08/20/2020
M1217553	H/AC	0	08/01/2012
B0311327	ADDITION	193,000	06/01/2003
R035194	REPAIR/RRF	4,800	06/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2476/1312	7/06/2021	WD	Q	I	01	1,760,000
GRANTOR: BRINK PARTNERS LLC						
GRANTEE: HAYMAKER TERESSA K						
2390/0053	8/24/2020	WD	U	I	11	100
GRANTOR: FINK ALEXANDER M & CH						
GRANTEE: BRINK PARTNERS LLC						

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2021] W15 BAS=[YR=2004] W5N1W6S1W5 S13 BAS=[YR=1993] S15 W10 N3 W14 S36 UOP=[YR=2021] S9E14 FGR=[YR=2004] E26 N10 FGR=[YR=1993] N13 FOP=[YR=2004] E9 N5 BAS=[YR=2004] N4 W9 S4 E9\$W9 S5\$ N5 W4S7 W16 S5 E5 S6 E15\$ W15 N6 W8 S7 W3 S9\$ N9 W14\$ E17 N7 E3 N5 E16 N7 E4 N4 E10 UOP=[YR=1993] S2 E8 N7 W8 S5\$ N8 FOP=[YR=2021] E5 N17 W5 S17\$ N3 BAS=[YR=2004] N14 W10 S14 E10\$ W10 N14 W16\$ E16 N13\$ S13 E15 N13\$ PTR= E15 FUS=[YR=2004] E48 S15 W29 S10 W9 N1 W9 N9 W1 N15 \$ W15 \$.	

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