

LOT 11
IN OR 1536/1731
BEACHWOOD VILLAGE UNIT 1

FREEMAN NEAL & JANE
20 WAX MYRTLE RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0201-0011-0000



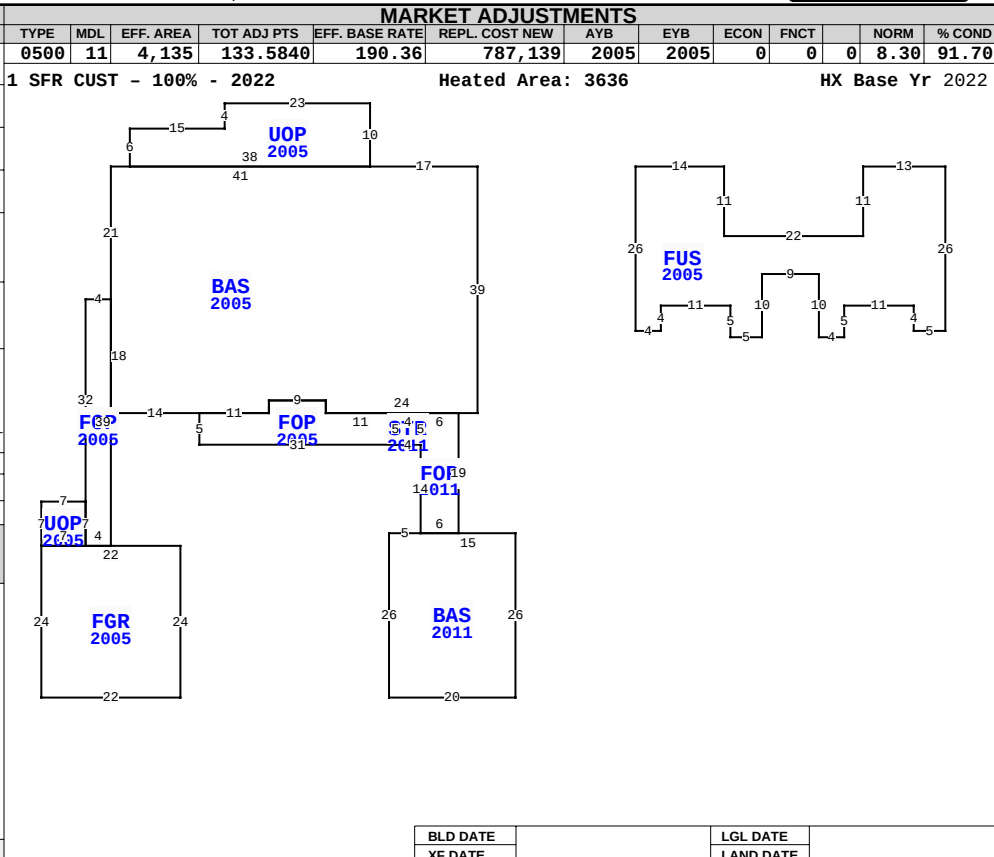
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	10	ABOVE AVG 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100

Quality	04	Quality Level 04
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	2,244	100	2,244	391,713
BAS	520	100	520	90,771
FGR	528	55	290	50,622
FOP	156	30	47	8,204
FOP	173	30	52	9,077
FOP	114	30	34	5,935
FUS	872	100	872	152,216
STR	20	10	2	349
UOP	49	20	10	1,746
UOP	320	20	64	11,172
TOTALS	4,996		4,135	721,806

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00
2	0855	CONC PAVER	0	100	0	1,217.00	SF	10.00	10.00
3	0855	CONC PAVER	0	100	0	204.00	SF	10.00	10.00
4	1126	CB/STC 8"	0	100	0	1,154.00	SF	4.00	4.00
5	0855	CONC PAVER	0	100	0	1,271.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00



TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00
2	0855	CONC PAVER	0	100	0	1,217.00	SF	10.00	10.00
3	0855	CONC PAVER	0	100	0	204.00	SF	10.00	10.00
4	1126	CB/STC 8"	0	100	0	1,154.00	SF	4.00	4.00
5	0855	CONC PAVER	0	100	0	1,271.00	SF	10.00	10.00

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 5	Tax Dist:								
BUILDING MARKET VALUE	721,806								
TOTAL MARKET OB/XF VALUE	30,587								
TOTAL LAND VALUE - MARKET	405,000								
TOTAL MARKET VALUE	1,157,393								
SOH/AGL Deduction	716,840								
ASSESSED VALUE	440,553								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	390,553								
TOTAL JUST VALUE	1,157,393								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	877,847								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M16102	H/AC	0	04/01/2011
B24413	ADDITION	52,988	03/01/2011
M09292	MECH OTHER	0	02/01/2005
E0414022	ELEC OTHER	5,000	12/01/2004
P0408793	OTHER	0	12/01/2004
B0414232	NEW CONSTR	314,846	12/01/2004

SALES DATA									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
1536/1731		11/21/2007	WD	U	I	20	949,000		
GRANTOR: LASSITER DORIS P									
GRANTEE: FREEMAN NEAL & JANE									
1322/1247		6/06/2005	WD	Q	I		785,000		
GRANTOR: BOSCO ENTERPRISES LLP									
GRANTEE: LASSITER DORIS P									

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2005] W17 UOP=[YR=2005] N10 W23 S4 W15 S6 E38\$ W41 S21 FOP=[YR=2005] W4 S32 UOP=[YR=2005] W7 S7 FGR=[YR=2005] S24 E22 N24 W22\$ E7 N7\$ S7 E4 N39\$ S18 E14 FOP=[YR=2005] S5 E31 STR=[YR=2011] E4 FOP=[YR=2011] S14 BAS=[YR=2011] W5 S26 E20 N26 W15\$ E6 N19 W6 S5\$ N5 W4S5\$ N5 W11 N2 W9 S2 W11\$ E11 N2 E9 S2 E24N39 \$ PTR=E25 FUS=[YR=2005] E14 S11 E22 N11 E13 S26 W5 N4 W11 S5 W4 N10 W9 S10 W5 N5 W11 S4 W4 N26 \$ W25\$.									