

LOT 18
IN OR 2123/1471
BEACHWOOD VILLAGE UNIT 1

WOTRING DANIEL R & MARGARET P
21 WAX MYRTLE RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0201-0018-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 5																										
Exterior Wall	16	WD FR STUC 100	0500	01	4,570	111.1550	158.40	723,888	1995	2000	0	0	0	11.00	89.00	VALUATION BY STANDARD																									
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2018													Heated Area: 3953													HX Base Yr 2018												
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 80																																							
Interior Wall	08	DECORATIVE 20																																							
Interior Floo	11	CLAY TILE 50																																							
Interior Floo	14	CARPET 50																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms	4	100																																							
Bathrooms	4	100																																							
Frame	02	WOOD FRAME 100																																							
Stories	2.	2. 100																																							
Units	0	100																																							
Occupancy	00	NONE 100																																							
Quality			05	Quality Level 05																																					
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	2,830	100	2,830	398,962																																					
BAS	552	100	552	77,819																																					
FGR	813	55	447	63,016																																					
FOP	196	30	59	8,318																																					
FUS	571	100	571	80,497																																					
UOP	280	20	56	7,894																																					
UOP	275	20	55	7,754																																					
TOTALS			5,517	4,570	644,260																																				
EXTRA FEATURES			21 WAX MYRTLE 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	1995	1995	3	79	1,580																							
2			0812	CONCRETE C	0	100	0	0	1,948.00	SF	4.00	4.00	100	1995	1995	3	72	5,610																							
3			0810	CONCRETE A	0	100	0	0	219.00	SF	6.50	6.50	100	1995	1995	3	72	1,025																							
4			0825	BRICK	0	100	0	0	104.00	SF	12.50	12.50	100	1995	1995	3	91	1,183																							
5			0810	CONCRETE A	0	100	8	6	48.00	SF	6.50	6.50	100	1995	1995	3	72	225																							
6			0445	BOX FNC 5'	0	100	0	0	14.00	LF	8.10	8.10	100	1995	1995	3	20	23																							
7			1125	CB/STC 6"	0	100	12	6	72.00	SF	7.35	7.35	100	1995	1995	3	72	381																							
8			0446	BOX FNC 6'	0	100	0	0	10.00	LF	20.00	20.00	100	1995	1995	3	20	40																							
9			0462	ST/AL FNC	0	100	0	0	744.00	SF	10.00	10.00	100	2009	2009	3	60	4,464																							
10			0861	POOL GUNIT	0	100	0	0	336.00	SF	85.00	85.00	100	2018	2018	3	90	25,704																							
TOTAL OB/XF			40,235																																						
LAND DESCRIPTION			TOTAL OB/XF																																						
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	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 04/12/2018 BY DJ Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS																																									

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