

OAKES DENNIS & LYNN
14 BEACH WOOD RD
FERNANDINA BEACH, FL 32034

01-6N-29-0201-0029-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT 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 16 WD FR STUC 100										0500 11 3,541 134.1882 191.22 677,110 2014 2014 0 0 4.00 96.00										Tax Group: 5 Tax Dist:									
Roof Structur 08 IRREGULAR 100										1 SFR CUST - 100% - 2015 Heated Area: 2957 HX Base Yr 2015										BUILDING MARKET VALUE 650,026									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 54,721									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 450,000									
Interior Floo 12 HARDWOOD 70																				TOTAL MARKET VALUE 1,154,747									
Interior Floo 11 CLAY TILE 30																				SOH/AGL Deduction 461,367									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 693,380									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB VX 55,000									
Bedrooms 4 100																				BASE TAXABLE VALUE 638,380									
Bathrooms 3 100																				TOTAL JUST VALUE 1,154,747									
Frame 02 WOOD FRAME 100																				NCON VALUE 37,155									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 850,274									
Quality 03 Quality Level 03																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				219255 ADDITION 0 09/01/2021									
MAP NUM MKT AREA 10																				20214515 SWIM POOL 0 07/01/2021									
NEIGHBORHOOD/LOC 10001.00																				B1428164 CO ISSUED 0 10/07/2014									
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																				B1428164 NEW CONSTR 362,183 01/01/2014									
BAS 2,957 100 2,957 542,820																													
FGR 744 55 409 75,081																													
FOP 92 30 28 5,140																													
FSP 324 40 130 23,865																													
PTO 56 5 3 551																													
UOP 72 20 14 2,570																													
TOTALS 4,245 3,541 650,026																													
EXTRA FEATURES										14 BEACH WOOD 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 0855 CONC PAVER 0 100 0 0 1,906.00 SF 7.00 7.00 100 2014 2014 3 95 12,675																													
2 0855 CONC PAVER 0 100 0 0 225.00 SF 7.00 7.00 100 2014 2014 3 95 1,496																													
3 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 2014 2014 3 97 3,395																													
4 0462 ST/AL FNC 0 100 0 0 384.00 SF 10.00 10.00 100 2022 2022 3 100 3,840																													
5 0861 POOL GUNIT 0 100 0 0 200.00 SF 85.00 85.00 100 2022 2022 3 100 17,000																													
6 0911 SCRNM RM A 0 100 0 0 666.00 SF 17.50 17.50 100 2022 2022 3 100 11,655																													
7 0855 CONC PAVER 0 100 0 0 466.00 SF 10.00 10.00 100 2022 2022 3 100 4,660																													
LAND DESCRIPTION										TOTAL OB/XF 54,721																			
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 06/16/2022 BY DJ										Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000										PRINTED 08/02/2023 BY SYS									