

LOT 33
IN OR 1995/312
BEACHWOOD VILLAGE UNIT 1

R C O MANAGEMENT COMPANY LLC
1 RAILROAD VINE RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0201-0033-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 70
Interior Floo	19	MARBLE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	4.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

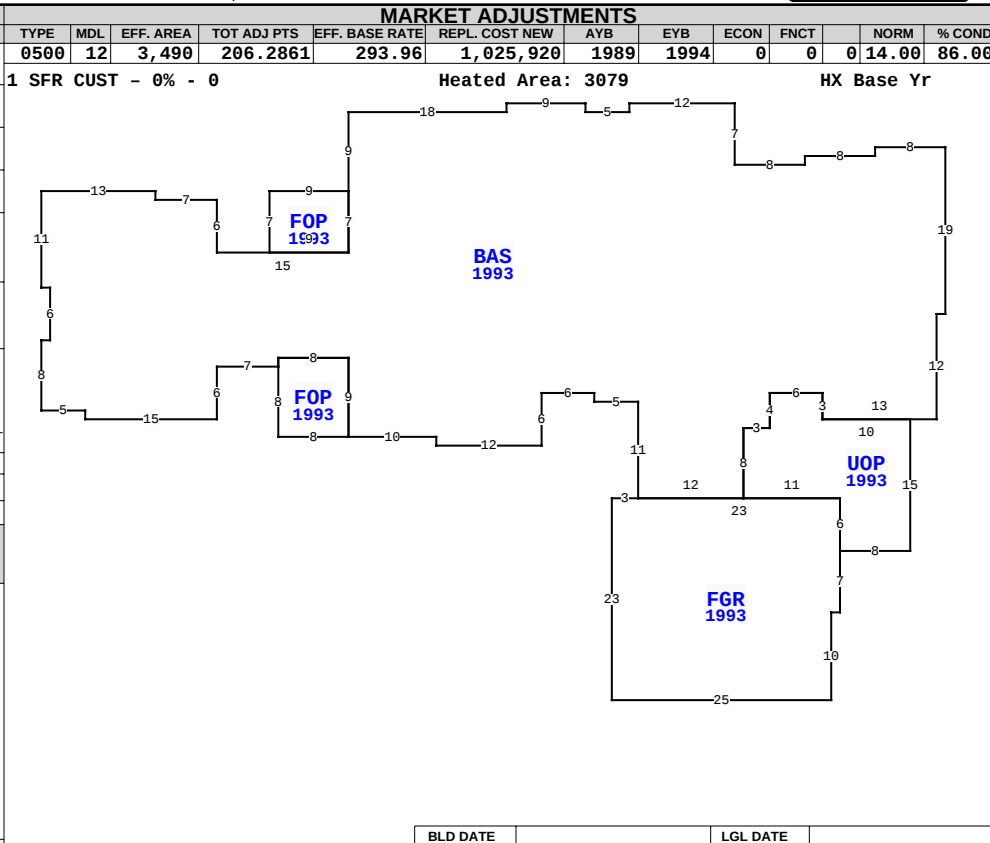
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,079	100	3,079	778,389
FGR	588	55	323	81,656
FOP	63	30	19	4,803
FOP	72	30	22	5,562
UOP	234	20	47	11,882
TOTALS	4,036		3,490	882,291

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0504	FP-ELECTRI
4	1125	CB/STC 6"
6	0855	CONC PAVER
7	0855	CONC PAVER

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	0	0	2.00	UT	2,000.00	2,000.00	100	2010	2010	3	94	3,760	
4	1125	CB/STC 6"	0	0	0	889.00	SF	7.35	7.35	100	1989	1989	3	59.5	3,888	
6	0855	CONC PAVER	0	0	0	1,922.00	SF	10.00	10.00	100	2005	2005	3	87	16,721	
7	0855	CONC PAVER	0	0	0	1,758.00	SF	10.00	10.00	100	2022	2022	3	100	17,580	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

REVIEW DATE 11/15/2022 BY DJ



TOTAL OB/XF		
L N	OB/XF CODE	DESCRIPTION
1	000100	C

TOTAL OB/XF		
L N	OB/XF CODE	DESCRIPTION
1	000100	C

Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE	901,659	
TOTAL MARKET OB/XF VALUE	41,949	
TOTAL LAND VALUE - MARKET	450,000	
TOTAL MARKET VALUE	1,393,608	
SOH/AGL Deduction	294,273	
ASSESSED VALUE	1,099,335	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	1,099,335	
TOTAL JUST VALUE	1,393,608	
NCON VALUE	36,948	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	1,029,603	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
216039	ADDITION	0	09/01/2021
B24204	REMODEL	6,500	12/01/2010
B18624	REMODEL	1,500	10/31/2006
3395	NEW CONSTR	0	02/13/1989
5682	TEMP POLE	0	01/31/1989
5446	NEW CONSTR	184,709	01/19/1989

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
1995/0312	7/31/2015	WD Q
GRANTOR: SMITH RAYMOND W & VIR		
GRANTEE: R C O MANAGEMENT CO		
1698/0153	8/31/2010	WD Q
GRANTOR: MARMON ANTHONY C & JO		
GRANTEE: SMITH RAYMOND W & V		

BUILDING NOTES		
BUILDING DIMENSIONS		
BAS=[YR=1993] W8 S1 W8 S1 W8 N7 W12 S1 W5 N1 W9 S1 W18 S9		
FOP=[YR=1993] W9 S7 E9 N7 \$ S7 W15 N6 W7 N1 W13 S11 E1 S6 W1		
S8 E5 S1 E15 N6 E7 FOP=[YR=1993] S8 E8 N9 W8 S1 \$ N1 E8 S9		
E10 S1 E12 N6 E6 S1 E5 S11 FGR=[YR=1993] W3 S23 E25 N10 E1 N7		
UOP=[YR=1993] E8 N15 W10 N3 W6 S4 W3 S8 E11 S6 \$ N6 W23 \$ E12		
N8 E3 N4 E6 S3 E13 N12 E1 N19 \$.		

OTHER ADJUSTMENTS AND NOTES		

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