

LOT 38
BEACHWOOD VILLAGE #1
PB 4/25-27

BRAND GREGORY A & ELIZABETH K L/E/
9 RAILROAD VINE RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0201-0038-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	2,440	100	2,440	285,897
FEP	162	80	130	15,232
FGR	575	55	316	37,026
FOP	54	30	16	1,875
FOP	164	30	49	5,741
UOP	72	20	14	1,640
UOP	135	20	27	3,164
TOTALS	3,602		2,992	350,576

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	1242	WD DECK A	0	100	0	0	97.00	SF	10.00	10.00	
3	0812	CONCRETE C	0	100	0	0	1,028.00	SF	4.00	4.00	
4	0858	SCULP CONC	0	100	0	0	232.00	SF	13.00	13.00	
5	0820	WOOD WALK	0	100	6	3	18.00	SF	11.75	11.75	
6	0858	SCULP CONC	0	100	0	0	284.00	SF	13.00	13.00	

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,992	106.7840	152.17	455,293	1976	1976	0	0	23.00	77.00
1 SFR CUST - 100% - 2023 Heated Area: 2440 HX Base Yr 2023											

TOTAL OB/XF											
9,912											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 5			Tax Dist:
BUILDING MARKET VALUE			350,576
TOTAL MARKET OB/XF VALUE			9,912
TOTAL LAND VALUE - MARKET			450,000
TOTAL MARKET VALUE			810,488
SOH/AGL Deduction			0
ASSESSED VALUE			810,488
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			760,488
TOTAL JUST VALUE			810,488
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			625,754

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8727	ADDITION	14,073	03/03/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2639/1401	5/10/2023	LE	U	I	11
GRANTOR: BRAND GREGORY A & ELI					
GRANTEE: BRAND TAYLOR E					
2639/1399	5/10/2023	QC	U	I	11
GRANTOR: BRAND ELIZABETH K					
GRANTEE: BRAND GREGORY A & E					

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1993] W9 N2 W12 FOP=[YR=1993] N2 W41 S4 E41 N2\$ S2 W41 N6 W8 S19 W10 UOP=[YR=1993] W9 S15 E9 N15\$ S13 E2 S7 FGR=[YR=1993] S23 E25 N23 W25\$ E32 N2 E6N6 UOP=[YR=1993] E18 N4 FOP=[YR=1993] N3 W18 S3 E18\$ W18 S4\$ N7 E18 S22 E12 S3E10 N22 FEP=[YR=1994] E11 N12 W11 S1 W3 S10 E3 S1\$ N1 W3 N10 E3 N10\$.											