LOT 39
IN OR 1579/873
BEACHWOOD VILLAGE UNIT 1

KAULFUSS CHARLES T & MARY P
11 RAILROAD VINE
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0201-0039-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
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.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

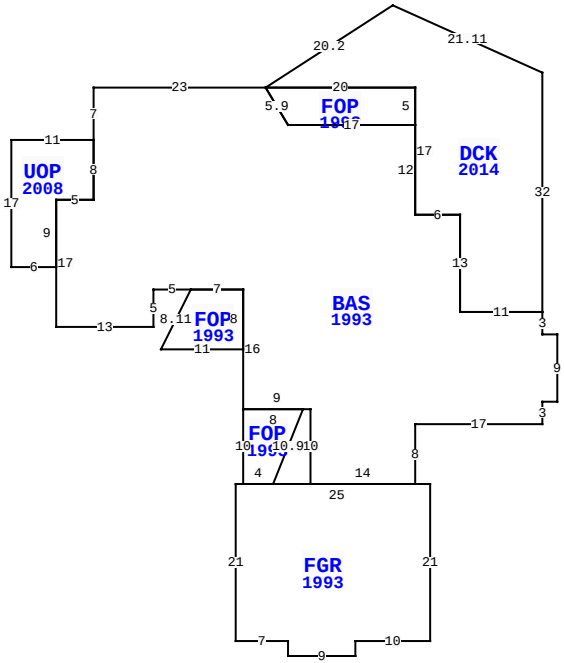
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,053	100	2,053	272,474
DCK	656	10	66	8,759
FGR	564	55	310	41,143
FOP	60	30	18	2,389
FOP	72	30	22	2,920
FOP	93	30	28	3,716
UOP	142	20	28	3,716
TOTALS	3,640		2,525	335,118

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,525	116.4240	165.90	418,898	1982	1982	0	0	0	20.00	80.00

1 SFR CUST – 100% - 2010 Heated Area: 2053 HX Base Yr 2010



BLD DATE	12/19/2008	DJ	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

11 RAILROAD VINE RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		335,118
TOTAL MARKET OB/XF VALUE		14,151
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		799,269
SOH/AGL Deduction		396,771
ASSESSED VALUE		402,498
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		352,498
TOTAL JUST VALUE		799,269
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		617,426

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428751	REPAIR/RRF	3,500	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1579/0873	8/01/2008	WD	U	I	06	100
GRANTOR: IIRRV LLC						
GRANTEE: KAULFUSS CHARLES T						
1555/1187	3/13/2008	WD	Q	I		545,000
GRANTOR: PHILIPP WILLIAM F & M						
GRANTEE: IIRRV LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 N3 DCK=[YR=2014] N32 U9 L20 D11 L17 FOP=[YR=1993] D5 R3 E17 N5 W20$ E20 S17 E6 S13 E11 $ W11 N13 W6 N12 W17 U5 L3 W23 S7 UOP=[YR=2008] W11 S17 E6 N9 E5 N8$ S8 W5 S17 E13 N5 E5 FOP=[YR=1993] D8 L4 E11 N8 W7$ E7 S16 FOP=[YR=1993] S10 FGR=[YR=1993] W1 S21 E7 S2 E9 N2 E10 N21 W25$ E4 U10 R4 W8$ E9 S10 E14 N8 E17 N3 E2 N9$.

EXTRA FEATURES

LN	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	1,965.00	SF	7.00	7.00	100	2009	2009	3	91	12,517	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1982	1982	3	54	1,080	
3	0855	CONC PAVER	0	100	19	3	57.00	SF	7.00	7.00	100	2009	2009	3	91	363	
4	0855	CONC PAVER	0	100	10	3	30.00	SF	7.00	7.00	100	2009	2009	3	91	191	

LAND DESCRIPTION

TOTAL OB/XF 14,151

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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 11/06/2019 BY DJA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS