LOT 75
BEACHWOOD VILLAGE UNIT 1
PB 4/25-27

BERAN SUSAN TRUST AGREEMENT/BERAN SUSAN TRUSTEE
28 LAUREL OAK RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0201-0075-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

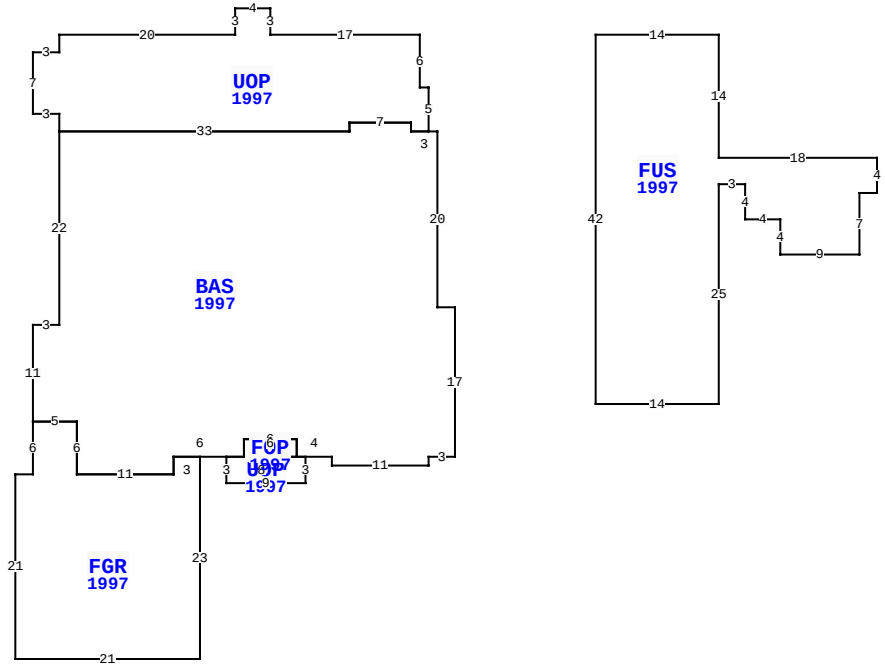
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	1,678	100	1,678	441,245
FGR	477	55	262	68,896
FOP	12	30	4	1,051
FUS	732	100	732	192,486
UOP	27	20	5	1,315
UOP	482	20	96	25,244
TOTALS	3,408		2,777	730,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	2,777	193.2288	275.35	764,647	1997	2013	0	0	0	4.50	95.50

1 SFR CUST – 100% - 2023 Heated Area: 2410 HX Base Yr 2023



28 LAUREL OAK, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		730,238
TOTAL MARKET OB/XF VALUE		9,428
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		1,089,666
SOH/AGL Deduction		178,350
ASSESSED VALUE		911,316
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		861,316
TOTAL JUST VALUE		1,089,666
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		639,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9703665	NEW CONSTR	260,000	01/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2601/0233	10/31/2022	WD	Q	I	01	1,325,000
GRANTOR: JSGM TRUST						
GRANTEE: BERAN SUSAN TRUAST						
2561/0471	5/05/2022	QC	U	I	11	100
GRANTOR: MIKLAS JOEL						
GRANTEE: JSGM TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1997] W17 N3 W4 S3 W20 S2 W3 S7 E3 S2 BAS=[YR=1997] S22 W3 S11 FGR=[YR=1997] S6 W2 S21 E21 N23 W3 S2 W11 N6 W5$ E5 S6 E11 N2 E6 UOP=[YR=1997] S3 E9 N3 W1 FOP=[YR=1997] N2 W6 S2 E6$ W8$ E2 N2 E6 S2 E4 S1 E11 N1 E3 N17 W2 N20 W3 N1 W7 S1 W33$ E33 N1 E7 S1 E2 N5 W1 N6$ PTR=E20 FUS=[YR=1997] E14 S14 E18 S4 W2 S7 W9 N4 W4 N4 W3 S25 W14 N42$ W20$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	81	1,620	
5	1126	CB/STC 8"	0	100	0	0	354.00	SF	8.00	8.00	100	1997	1997	3	75	2,124	
6	1242	WD DECK A	0	100	12	10	120.00	SF	10.00	10.00	100	1997	1997	3	20	240	
7	0855	CONC PAVER	0	100	0	0	894.00	SF	7.00	7.00	100	2005	2005	3	87	5,444	

LAND DESCRIPTION

TOTAL OB/XF 9,428

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	350,000.00	350,000.00	350,000							

REVIEW DATE 01/10/2017 BY DJ Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS