

LOT 76
IN OR 1626/1861
BEACHWOOD VILLAGE #1 PB 4/25

BILEK FAMILY TRUST/BILEK GUY O CO-TRUSTEE
30 LAUREL OAK RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0201-0076-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 70
Exterior Wall	12 CEDAR 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	12 HARDWOOD 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	10
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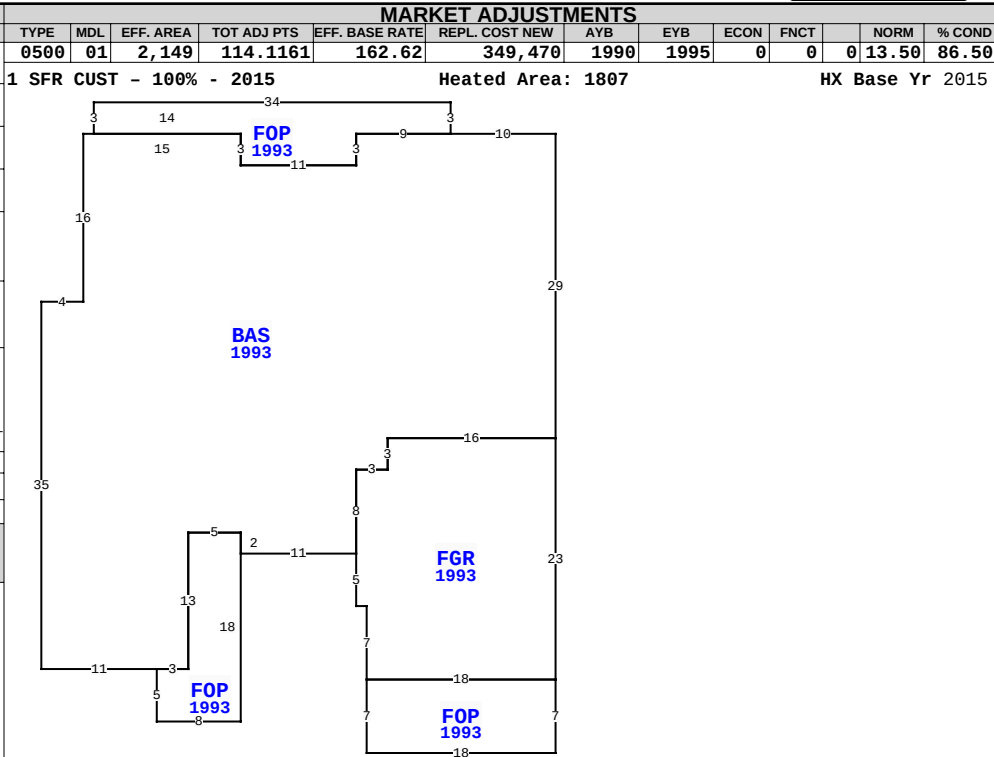
NEIGHBORHOOD/LOC	10001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,807	100	1,807	254,184
FGR	421	55	232	32,635
FOP	105	30	32	4,501
FOP	126	30	38	5,346
FOP	135	30	40	5,627

TOTALS	2,594	2,149	302,292
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0861	POOL GUNIT	0 100	0	0	266.00	SF	85.00	85.00
3	0855	CONC PAVER	0 100	0	0	504.00	SF	10.00	10.00
4	0845	KOOL DECK	0 100	0	0	255.00	SF	7.25	7.25
5	1242	WD DECK A	0 100	0	0	209.00	SF	10.00	10.00
6	1125	CB/STC 6"	0 100	0	0	78.00	SF	7.35	7.35
7	0910	SCRN RM L	0 100	0	0	479.00	SF	15.00	15.00
8	0446	BOX FNC 6'	0 100	0	0	21.00	LF	20.00	20.00

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



30 LAUREL OAK, FERNANDINA BEACH

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

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	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	70	1,400	
2	0861	POOL GUNIT	0 100	0	0	266.00	SF	85.00	85.00	100	1990	1990	3	20	4,522	
3	0855	CONC PAVER	0 100	0	0	504.00	SF	10.00	10.00	100	2011	2011	3	93	4,687	
4	0845	KOOL DECK	0 100	0	0	255.00	SF	7.25	7.25	100	1990	1990	3	62	1,146	
5	1242	WD DECK A	0 100	0	0	209.00	SF	10.00	10.00	100	1990	1990	3	20	418	
6	1125	CB/STC 6"	0 100	0	0	78.00	SF	7.35	7.35	100	1990	1990	3	62	355	
7	0910	SCRN RM L	0 100	0	0	479.00	SF	15.00	15.00	100	1990	1990	3	20	1,437	
8	0446	BOX FNC 6'	0 100	0	0	21.00	LF	20.00	20.00	100	1990	1990	3	20	84	

TOTAL OB/XF										14,049						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

NASSAU COUNTY PROPERTY										PAGE 1 of 1		5
VALUATION SUMMARY										STANDARD		
VALUATION BY										STANDARD		
Tax Group: 5										Tax Dist:		
BUILDING MARKET VALUE										302,292		
TOTAL MARKET OB/XF VALUE										14,049		
TOTAL LAND VALUE - MARKET										350,000		
TOTAL MARKET VALUE										666,341		
SOH/AGL Deduction										302,416		
ASSESSED VALUE										363,925		
TOTAL EXEMPTION VALUE										HX HB 50,000		
BASE TAXABLE VALUE										313,925		
TOTAL JUST VALUE										666,341		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										564,090		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5984	SWIM POOL	7,300	09/13/1989
5956	NEW CONSTR	130,000	08/25/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1626/1861	6/26/2009	WD	Q	I	01	450,000	
GRANTOR: PADEN MARCUS W							
GRANTEE: BILEK GUY O & ILEEN							
0559/0880	12/27/1988	WD	Q	V		35,000	
GRANTOR: LEE WALTER B TRUSTEE							
GRANTEE: PADEN MARCUS W							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W10 FOP=[YR=1993] N3 W34 S3 E14 S3 E11 N3 E9 \$ W9 S3 W11 N3 W15 S16 W4 S35 E11 FOP=[YR=1993] S5 E8 N18 W5 S13 W3 \$ E3 N13 E5 S2 E11 FGR=[YR=1993] S5 E1 S7 FOP=[YR=1993] S7 E18 N7 W18 \$ E18 N23 W16 S3 W3 S8 \$ N8 E3 N3 E16 N29 \$.									