

LOT 80
IN OR 1460/1798
BEACHWOOD VILLAGE 1 PB 4/25-27

MILLS LAURA L
35 LAUREL OAK
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0201-0080-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall	12	CEDAR 60	0500	01	2,228	119.2611	169.95	378,649	1980	1980	0	0	21.00	79.00	VALUATION BY																	
Exterior Wall	17	CB STUCCO 40	1 SFR CUST - 100% - 2007										Heated Area: 1976										HX Base Yr 2007									
Roof Structur	03	GABLE/HIP 100											Tax Group: 5										Tax Dist:									
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE										299,133									
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE										6,435									
Interior Floo	12	HARDWOOD 70											TOTAL LAND VALUE - MARKET										525,000									
Interior Floo	14	CARPET 30											TOTAL MARKET VALUE										830,568									
Air Condition	03	CENTRAL 100											SOH/AGL Deduction										468,529									
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE										362,039									
Bedrooms	3	100											TOTAL EXEMPTION VALUE										HX HB 50,000									
Bathrooms	3	100											BASE TAXABLE VALUE										312,039									
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE										830,568									
Stories	1.	1. 100	NCON VALUE										0																			
Units	0	100	INCOME VALUE																													
BUD8 Adjustme	05	DIST 1A 100	PREVIOUS YEAR MKT VALUE										720,825																			
Occupancy	00	NONE 100																														
Quality	04	Quality Level 04																														
DOR CODE	0100	SINGLE FAMILY																														
MAP NUM		MKT AREA																														
NEIGHBORHOOD/LOC	10001.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,840	100	1,840	247,039																												
BAS	136	100	136	18,259																												
DCK	72	10	7	940																												
FCP	256	25	64	8,593																												
FST	72	55	40	5,370																												
UOP	66	20	13	1,745																												
UOP	638	20	128	17,186																												
TOTALS	3,080		2,228	299,133																												
EXTRA FEATURES					35 LAUREL OAK, FERNANDINA BEACH																											
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	0810	CONCRETE A	0	100	0	0	406.00	SF	6.50	6.50	100	1980	1980	3	35	924																
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	49	980																
3	1242	WD DECK A	0	100	23	6	138.00	SF	10.00	10.00	100	1995	1995	3	20	276																
4	0300	BOAT DCK W	0	100	8	12	96.00	SF	40.00	40.00	100	1995	1995	3	24	922																
5	0855	CONC PAVER	0	100	0	0	267.00	SF	10.00	10.00	100	2004	2004	3	86	2,296																
6	1242	WD DECK A	0	100	0	0	165.00	SF	10.00	10.00	100	2002	2002	3	21	347																
7	0810	CONCRETE A	0	100	9	7	63.00	SF	6.50	6.50	100	2004	2004	3	86	352																
8	0445	BOX FNC 5'	0	100	0	0	10.00	LF	8.10	8.10	100	2004	2004	3	24	19																
9	0810	CONCRETE A	0	100	3	4	12.00	SF	6.50	6.50	100	2004	2004	3	86	67																
10	1076	TRELLIS A	0	100	12	7	84.00	SF	7.50	7.50	100	2004	2004	3	40	252																
LAND DESCRIPTION					TOTAL OB/XF										6,435																	
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	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	1.50	350,000.00	525,000.00	525,000															