LOT 81
IN OR 1214/1232
BEACHWOOD VILLAGE UNIT 1

EDWARDS GLEN J & ROBIN B
37 LAUREL OAK
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0201-0081-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

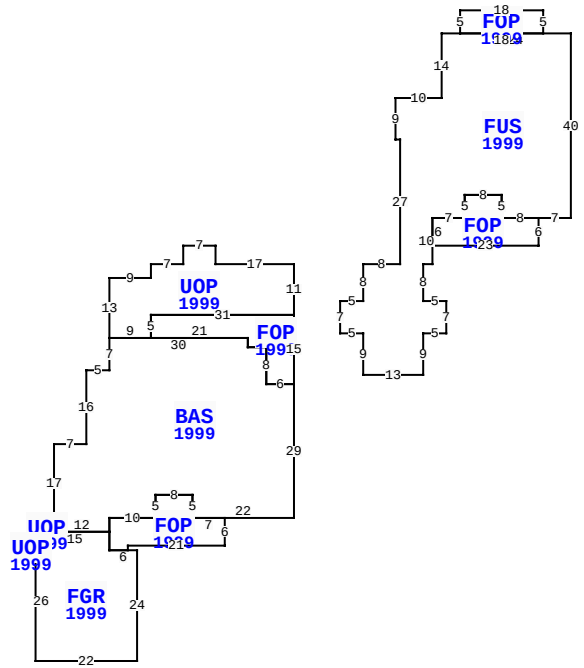
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 10
NEIGHBORHOOD/LOC 10001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,760	100	1,760	230,166
FGR	592	55	326	42,633
FOP	90	30	27	3,531
FOP	178	30	53	6,931
FOP	194	30	58	7,585
FOP	223	30	67	8,762
FUS	1,775	100	1,775	232,129
UOP	6	20	1	131
UOP	6	20	1	131
UOP	486	20	97	12,685
TOTALS	5,310		4,165	544,684

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,165	103.1184	146.94	612,005	1999	1999	0	0	0	11.00	89.00

1 SFR CUST – 100% - 2005 Heated Area: 3535 HX Base Yr 2005



37 LAUREL OAK, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		544,684
TOTAL MARKET OB/XF VALUE		9,731
TOTAL LAND VALUE - MARKET		525,000
TOTAL MARKET VALUE		1,079,415
SOH/AGL Deduction		579,200
ASSESSED VALUE		500,215
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		450,215
TOTAL JUST VALUE		1,079,415
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		904,375

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805215	NEW CONSTR	159,740	07/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1214/1232	3/11/2004	WD	Q	I		750,000
GRANTOR: SELTON ROBERT W III &						
GRANTEE: EDWARDS GLEN & ROBI						
0843/0603	7/31/1998	WD	U	V	01	62,500
GRANTOR: SELTON ROBERT W JR						
GRANTEE: SELTON ROBERT W III						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1999] W17 N4 W7 S4 W7 S3 W9 S13 BAS=[YR=1999] S7 W5 S16 W7 S17 UOP=[YR=1999] W3 S2 FGR=[YR=1999] W1 S2 UOP=[YR=1999] W2 S3 E2 N3 $ S26 E22 N24 W6 N4 W15 $ E3 N2 $ S2 E12 FOP=[YR=1999] S4 E4 N1 E21 N6 W7 N5 W8 S5 W10 S3 $ N3 E10 N5 E8 S5 E22 N29 W6 N8 W4 N2 W30 $ E9 FOP=[YR=1999] E21 S2 E4 S8 E6 N15 W31 S5 $ N5 E31 N11 $ PTR= E15 FUS=[YR=1999] E8 N27 W1 N9 E10 N14 E4 FOP=[YR=1999] N5 E18 S5 W18 $ E24 S40 W7 FOP=[YR=1999] W8 N5 W8 S5 W7 S6 E23N6 $ W8 N5 W8 S5 W7 S10 W2 S8 E5 S7 W5 S9 W13 N9 W5 N7 E5 N8 $ W15 $.

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	1999	1999	3	84	1,680	
2	0810	CONCRETE A	0	100	0	0	1,458.00	SF	6.50	6.50	100	1999	1999	3	79	7,487	
3	0810	CONCRETE A	0	100	8	7	56.00	SF	6.50	6.50	100	1999	1999	3	79	288	
4	0446	BOX FNC 6'	0	100	0	0	30.00	LF	20.00	20.00	100	1999	1999	3	20	120	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	1999	1999	3	52	156	

LAND DESCRIPTION

TOTAL OB/XF 9,731

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	1.50	350,000.00	525,000.00	525,000							

REVIEW DATE 01/10/2017 BY DJ Total Acres: 0.00 Total Land Value: 525,000 Market: 0 Agricultural: 0 Common: 525,000 PRINTED 08/02/2023 BY SYS