

LOT 83
IN OR 1856/1495
BEACHWOOD VILLAGE UNIT 1

ELGIN JOHN E TRUSTEE
41 LAUREL OAK RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0201-0083-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	04	WOOD TRUSS 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
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. 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
BAL	96	15	14	2,231
BAS	1,728	100	1,728	275,366
FGR	483	55	266	42,389
FOP	70	30	21	3,346
FOP	70	30	21	3,346
FUS	983	100	983	156,646
STR	42	10	4	638
UAT	460	10	46	7,330
UOP	432	20	86	13,704

TOTALS	4,364		3,169	504,997
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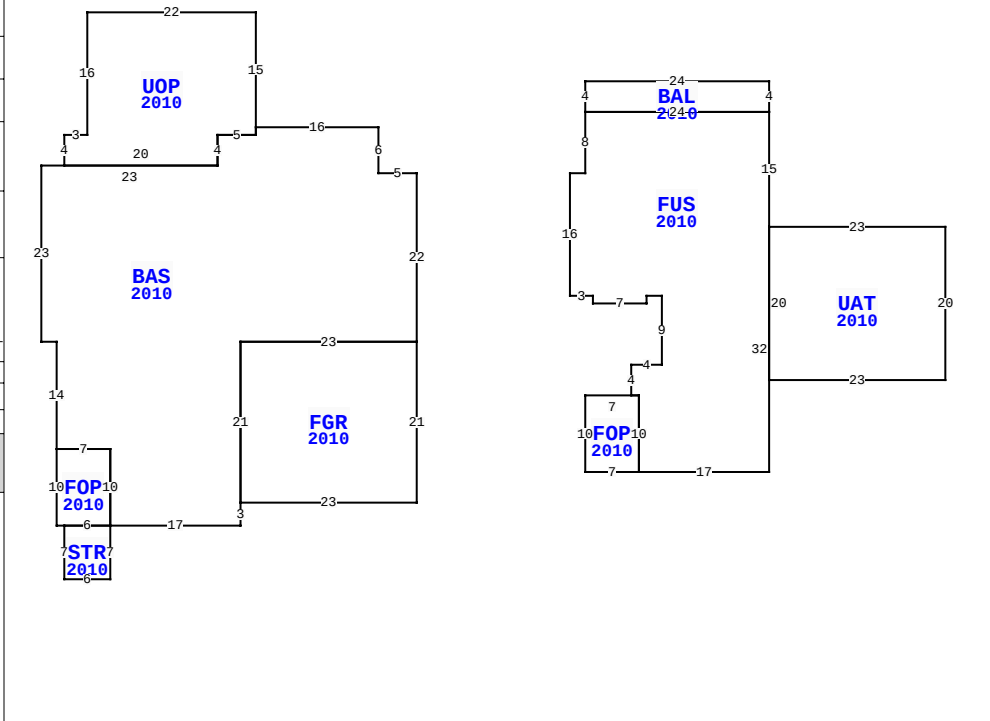
EXTRA FEATURES

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		2.00	UT 2,000.00		2010	2010	3	94	3,760	
2	0855	CONC PAVER	0	100	0	0		1,036.00	SF 10.00		2010	2010	3	92	9,531	
3	1075	TRELLIS G	0	100	20	2		40.00	SF 35.00		2010	2010	3	64	896	
4	1242	WD DECK A	0	100	0	0		32.00	SF 10.00		2010	2010	3	50	160	
5	1242	WD DECK A	0	100	0	0		112.00	SF 10.00		2010	2010	3	50	560	
6	0300	BOAT DCK W	0	100	10	8		80.00	SF 40.00		2010	2010	3	64	2,048	

LAND DESCRIPTION

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	1.20	350,000.00	420,000.00	420,000							

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	01	3,169	118.3350	168.63	534,388	2010	2010	0	0	0	5.50	94.50	
1 SFR CUST - 100% - 2011				Heated Area: 2711				HX Base Yr 2011					



41 LAUREL OAK, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	5
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		504,997	
TOTAL MARKET OB/XF VALUE		16,955	
TOTAL LAND VALUE - MARKET		420,000	
TOTAL MARKET VALUE		941,952	
SOH/AGL Deduction		446,004	
ASSESSED VALUE		495,948	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		445,948	
TOTAL JUST VALUE		941,952	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		782,948	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22700	C0 ISSUED	0	07/27/2010
M15318	H/AC	0	05/01/2010
M14905	H/AC	0	11/01/2009
R0912140	REPAIR/RRF	14,000	10/01/2009
P13915	OTHER	0	09/01/2009
E22018	ELEC OTHER	0	08/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1856/1495	5/15/2013	WD	U	I	30	100

GRANTOR: ELGIN JOHN E & PATRIC

GRANTEE: ELGIN JOHN E TRUSTE

1602/0190 1/16/2009 WD Q V 01 375,000

GRANTOR: SALT MARSH ERNEST O

GRANTEE: ELGIN JOHN E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W5 N6 W16 UOP=[YR=2010] N15 W22 S16 W3 S4 E20
N4 E5 N1\$ S1 W5 S4 W 23 S23 E2 S14 FOP=[YR=2010] S10 E1
STR=[YR=2010] S7E6N7W6\$ E6 N10 W7\$ E7 S10 E17 N3
FGR=[YR=2010] E23 N21 W23 S21\$ N21 E23 N22\$ PTR=E20
FUS=[YR=2010] E2 N8 BAL=[YR=2010] N4 E24 S4 W24\$ E24 S15
UAT=[YR=2010] E23 S20 W23 N20\$ S32 W17 FOP=[YR=2010] W7 N10
E7 S10\$ N10 W1 N4 E4 N9 W2 S1 W7 N1 W3 N16 \$W20\$.