LOT 87
IN OR 2145/723
BEACHWOOD VILLAGE UNIT 1

SCINTO MICHAEL L & LAURIE J
42 LAUREL OAK
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0201-0087-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

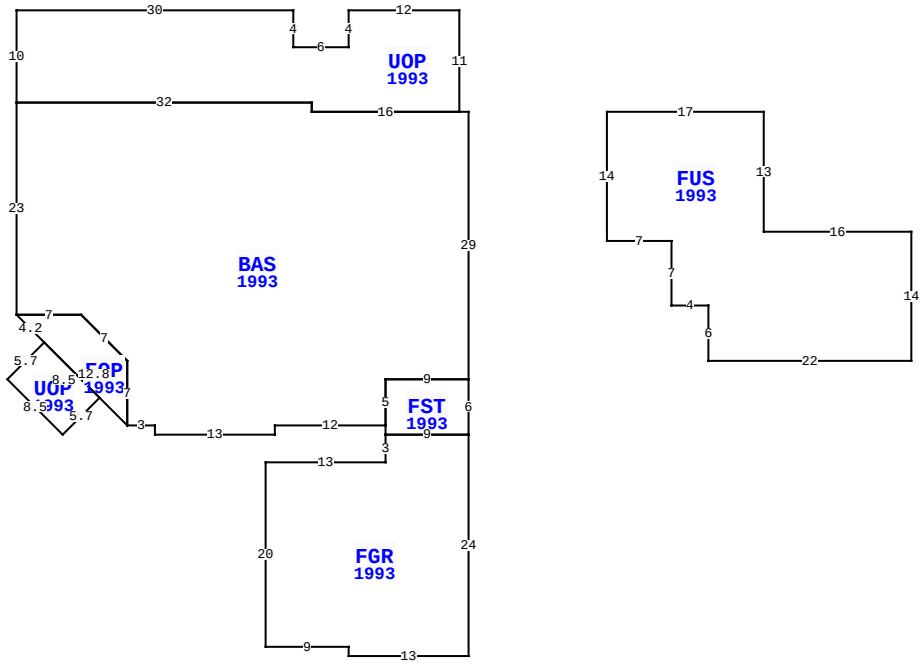
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	1,535	100	1,535	271,478
FGR	480	55	264	46,690
FOP	60	30	18	3,183
FST	54	55	30	5,306
FUS	568	100	568	100,455
UOP	48	20	10	1,769
UOP	472	20	94	16,625
TOTALS	3,217		2,519	445,507

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,519	146.8800	209.30	527,227	1991	1991	0	0	0	15.50	84.50

1 SFR CUST – 0% - 0 Heated Area: 2103 HX Base Yr



42 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	445,507
TOTAL MARKET OB/XF VALUE	5,243
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	800,750
SOH/AGL Deduction	187,466
ASSESSED VALUE	613,284
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	613,284
TOTAL JUST VALUE	800,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	665,719

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4139	NEW CONSTR	3,800	11/28/1990
6956	NEW CONSTR	4,400	09/21/1990
3540	H/AC	5,400	09/21/1990
6743	NEW CONSTR	151,400	09/17/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2145/0723	8/22/2017	WD	Q	I	02	640,000
GRANTOR: AMOS PAUL S						
GRANTEE: SCINTO MICHAEL L &						
2035/0621	3/21/2016	WD	Q	I	01	550,000
GRANTOR: SWINSON JOHN T & STAC						
GRANTEE: AMOS PAUL S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 UOP=[YR=1993] N11 W12 S4 W6 N4 W30 S10 E32 S1 E16 $ W16 N1 W32 S23 FOP=[YR=1993] D3 R3 UOP=[YR=1993] D4 L4 D6 R6 U4 R4 U6 L6 $ D9 R9 N7 U5 L5 W7$ E7 D5 R5 S7E3 S1 E13 N1 E12 FST=[YR=1993] S1 FGR=[YR=1993] S3 W13 S20 E9 S1 E13 N24 W9 $ E9 N6 W9 S5 $ N5 E9 N29 $ PTR=E15 FUS=[YR=1993] E17 S13 E16 S14 W22 N6 W4 N7 W7 N14 $ 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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1991	1991	3	72	1,440	
2	0812	CONCRETE C	0	0	0	0	1,059.00	SF	4.00	4.00	100	1991	1991	3	64	2,711	
3	1126	CB/STC 8"	0	0	10	8	80.00	SF	8.00	8.00	100	1991	1991	3	64	410	
4	1124	CB/STC 4"	0	0	0	0	164.00	SF	6.50	6.50	100	1991	1991	3	64	682	

LAND DESCRIPTION

TOTAL OB/XF 5,243

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	0		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