LOT 91
BEACHWOOD VILLAGE UNIT 1
PB 4/25-27

BEAUCHAMP DAVID C & LYNNE O
49 LAUREL OAK ROAD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0201-0091-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

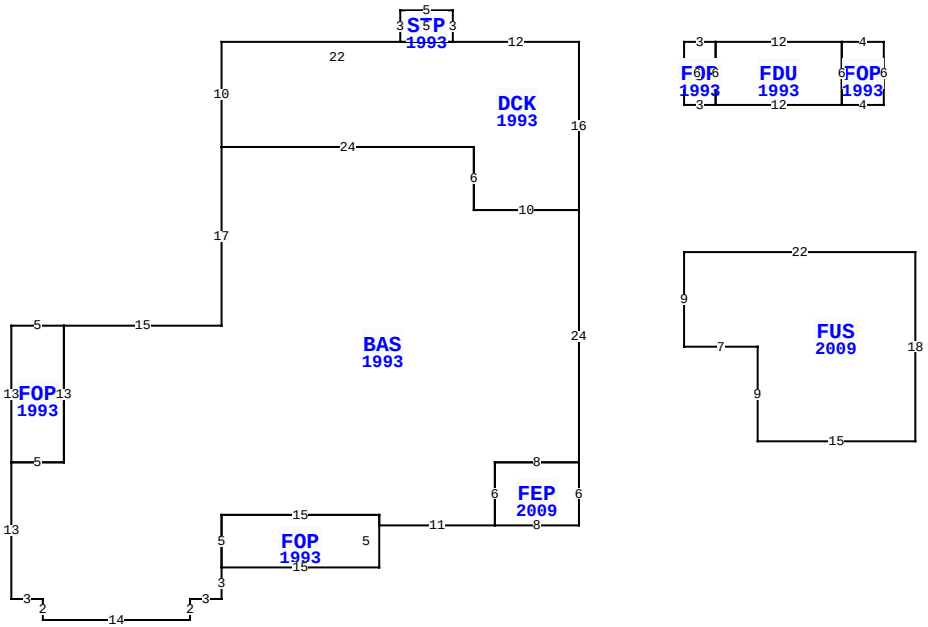
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,584	100	1,584	260,683
DCK	400	10	40	6,583
FDU	72	65	47	7,735
FEP	48	80	38	6,253
FOP	18	30	5	823
FOP	24	30	7	1,152
FOP	65	30	20	3,292
FOP	75	30	22	3,620
FUS	333	100	333	54,803
STP	15	10	2	329
TOTALS	2,634		2,098	345,273

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,098	129.0415	183.88	385,780	1975	2000	0	0	0	10.50	89.50

1 SFR CUST – 100% - 2021 Heated Area: 1917 HX Base Yr 2021



49 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		345,273
TOTAL MARKET OB/XF VALUE		1,452
TOTAL LAND VALUE - MARKET		420,000
TOTAL MARKET VALUE		766,725
SOH/AGL Deduction		245,201
ASSESSED VALUE		521,524
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		471,524
TOTAL JUST VALUE		766,725
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		652,888

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2113322	ADDITION	0	01/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2286/0907	6/20/2019	WD	Q	I	01	585,000
GRANTOR: ROCKE CHRISTOPHER J &						
GRANTEE: BEAUCHAMP DAVID C &						
0762/0188	6/05/1996	QC	U	I	07	100
GRANTOR: REILINGH ALBERT						
GRANTEE: REILINGH JOHANNA C						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1993] W12 STP=[YR=1993] N3 W5 S3 E5$ W22 S10 BAS=[YR=1993] S17 W15 FOP=[YR=1993] W5 S13 E5 N13$ S13 W5 S13 E3 S2 E14 N2 E3 N3 FOP=[YR=1993] E15 N5 W15 S5$ N5 E15 S1 E11 FEP=[YR=2009] E8 N6 W8 S6$ N6 E8 N24 W10 N6 W24$ E24 S6 E10 N16$ PTR=E10 FOP=[YR=1993] E3 FDU=[YR=1993] E12 FOP=[YR=1993] E4 S6 W4 N6$ S6 W12 N6$ S6 W3 N6$ W10$ PTR=E10 S20 FUS=[YR=2009] E22 S18 W15 N9 W7 N9$ N20 W10$.

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	0850	PEBBLE WLK	0	100	0	0	129.00	SF	3.50	3.50	100	1975	1975	3	27	122	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1975	1975	3	38	1,330	

LAND DESCRIPTION

TOTAL OB/XF 1,452

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	1.20	350,000.00	420,000.00	420,000							

REVIEW DATE 06/16/2022 BY DJ Total Acres: 0.00 Total Land Value: 420,000 Market: 0 Agricultural: 0 Common: 420,000 PRINTED 08/02/2023 BY SYS