

LOT 92
IN OR 1468/1340
BEACHWOOD VILLAGE UNIT 1

STRICKLAND DONNIE E & SHARON C
51 LAUREL OAK
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0201-0092-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 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	2 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 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	2,010	100	2,010	256,822
DCK	1,754	10	175	22,360
FGR	484	55	266	33,987
FUS	722	100	722	92,251
TOTALS	4,970		3,173	405,422

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0300	BOAT DCK W	0	100	0	0	208.00	SF	40.00
2	0820	WOOD WALK	0	100	0	0	586.00	SF	11.75
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
4	0855	CONC PAVER	0	100	0	0	1,999.00	SF	7.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	3,173	106.7430	152.11	482,645	1982	1990	0	0
1 SFR CUST - 100% - 2008									
Heated Area: 2732									
HX Base Yr 2008									

TOTAL OB/XF									
17,112									

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17,112									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
5									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 5									
Tax Dist:									
BUILDING MARKET VALUE									
405,422									
TOTAL MARKET OB/XF VALUE									
17,112									
TOTAL LAND VALUE - MARKET									
420,000									
TOTAL MARKET VALUE									
842,534									
SOH/AGL Deduction									
410,990									
ASSESSED VALUE									
431,544									
TOTAL EXEMPTION VALUE									
50,000									
BASE TAXABLE VALUE									
381,544									
TOTAL JUST VALUE									
842,534									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
706,363									

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1468/1340	12/29/2006	WD	Q	I		595,000	
GRANTOR: BALLENGEE JO M							
GRANTEE: STRICKLAND DONNIE E							
0819/1159	1/13/1998	WD	Q	I		280,000	
GRANTOR: BROOKS NANCY A TRUSTE							
GRANTEE: BALLENGEE JAMES M &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
DCK=[YR=1993] W56 S59 E6 BAS=[YR=1993] S17 E12 N3 E2 S3 E4 N12 E10 FGR=[YR=1993] S22 E22 N22 W22\$ E22 N36 W50 S31\$ N31 E50 N28\$ PTR= E10 FUS=[YR=1993] E19 S38 W19 N38\$ W10\$.									