LOT 94
BEACHWOOD VILLAGE UNIT 1
PB 4/25-27

SMITH MARIE C
55 LAUREL OAK
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0201-0094-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,825	100	1,825	313,503
DCK	385	10	38	6,528
FGR	242	55	133	22,847
FOP	96	30	29	4,981
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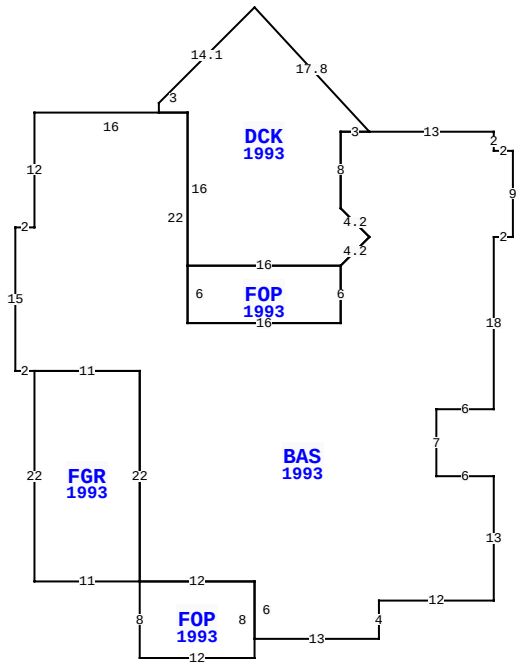
TOTALS	2,644		2,054	352,840

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,054	131.7463	187.74	385,618	1989	2005	0	0	0	8.50	91.50

1 SFR CUST – 100% - 2021 Heated Area: 1825 HX Base Yr 2021



55 LAUREL OAK, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		352,840
TOTAL MARKET OB/XF VALUE		9,924
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		712,764
SOH/AGL Deduction		299,498
ASSESSED VALUE		413,266
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		358,266
TOTAL JUST VALUE		712,764
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		597,489

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9401300	REMODEL	12,000	09/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2412/1484	11/30/2020	WD	Q	I	02	595,000
GRANTOR: PIERDILUCA GAIL A						
GRANTEE: SMITH MARIE C						
1698/0938	9/03/2010	WD	Q	I	02	505,000
GRANTOR: PAVEY KAREN K JACKSON						
GRANTEE: PIERDILUCA GAIL A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 N2 W13 DCK=[YR=1993] U13 L12 L10 D10 S1 E3 S16 FOP=[YR=1993] S6 E16 N6 W16 $ E16 U3 R3 U3 L3 N8 E3$ W3 S8 R3 D3 D3 L3 S6 W16 N22 W16 S12 W2 S15 E2 FGR=[YR=1993] S22 E11 FOP=[YR=1993] S8 E12 N8 W12 $ N22 W11 $ E11 S22E12 S6 E13 N4 E12 N13 W6 N7 E6N18 E2 N9 $.

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	1989	1989	3	68	1,360	
2	0810	CONCRETE A	0	100	0	0	753.00	SF	6.50	6.50	100	1989	1989	3	59.5	2,912	
3	0858	SCULP CONC	0	100	0	0	494.00	SF	13.00	13.00	100	1989	1989	3	86	5,523	
4	1242	WD DECK A	0	100	5	5	25.00	SF	10.00	10.00	100	1989	1989	3	20	50	
6	0445	BOX FNC 5'	0	100	0	0	14.00	LF	8.10	8.10	100	1989	1989	3	20	23	
7	0446	BOX FNC 6'	0	100	0	0	14.00	LF	20.00	20.00	100	1989	1989	3	20	56	

LAND DESCRIPTION

TOTAL OB/XF 9,924

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	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 04/21/2020 BY DJA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS