

LOT 95
IN OR 2172/1560
BEACHWOOD VILLAGE UNIT 1

KATIE COMPANY LLC
1113 BENTHAM DR
RALEIGH, NC 27614

2023

01-6N-29-0201-0095-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	16	WD FR STUC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	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	2.	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

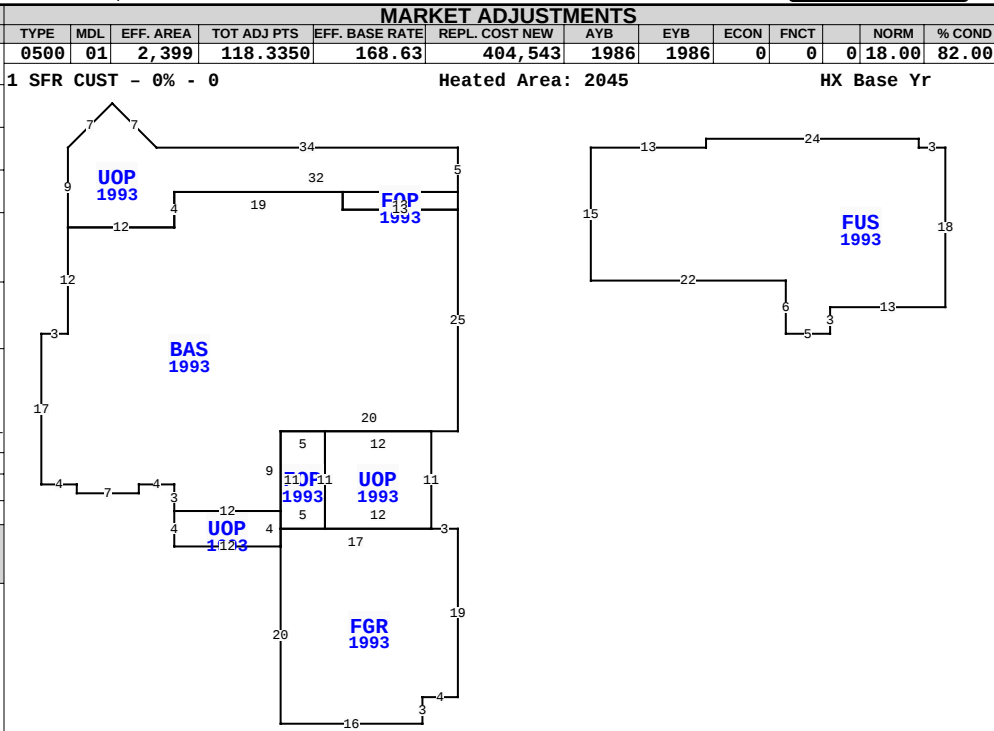
MAP NUM	MKT AREA	10
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NEIGHBORHOOD/LOC	10001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	1,352	186,950
FGR	428	55	235	32,495
FOP	26	30	8	1,106
FOP	55	30	16	2,212
FUS	693	100	693	95,826
UOP	48	20	10	1,383
UOP	132	20	26	3,595
UOP	293	20	59	8,158

TOTALS	3,027		2,399	331,725
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0875	HOT TUB	0	0	0	0	1.00	UT	1,200.00
3	0812	CONCRETE C	0	0	0	0	1,114.00	SF	4.00
4	0825	BRICK	0	0	0	0	219.00	SF	12.50
5	1126	CB/STC 8"	0	0	0	0	260.00	SF	8.00



57 LAUREL OAK, FERNANDINA BEACH

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

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		RS-1	0.00	0.00	1.00

TOTAL OB/XF									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000		

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 5	Tax Dist:								
BUILDING MARKET VALUE	331,725								
TOTAL MARKET OB/XF VALUE	7,151								
TOTAL LAND VALUE - MARKET	350,000								
TOTAL MARKET VALUE	688,876								
SOH/AGL Deduction	170,052								
ASSESSED VALUE	518,824								
TOTAL EXEMPTION VALUE	0								
BASE TAXABLE VALUE	518,824								
TOTAL JUST VALUE	688,876								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	581,742								

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2172/1560	1/25/2018	WD	Q	I	01	451,000	
GRANTOR:MOORE ROGER D & EDITH							
GRANTEE:KATIE COMPANY LLC							
0801/1971	8/04/1997	WD	Q	I		249,000	
GRANTOR:HANNA CLAIRE E							
GRANTEE:MOORE ROGER D & EDI							

BUILDING NOTES									

BUILDING DIMENSIONS									
UOP=[YR=1993] W34 U5 L5 L5 D5 S9 BAS=[YR=1993] S12 W3 S17 E4 S1 E7 N1 E4 S3 UOP=[YR=1993] S4 E12 FGR=[YR=1993] S20 E16 N3 E4 N19 W3 UOP=[YR=1993] N11 W12 FOP=[YR=1993] W5 S11 E5 N11 \$ S11 E12 \$ W17 S2 \$ N4 W12 \$ E12 N9 E20 N25 FOP=[YR=1993] N2 W13 S2 E13 \$ W13 N2 W19 S4 W12 \$ E12 N4 E32 N5 \$ PTR= E15 FUS=[YR=1993] E13 N1 E24 S1 E3 S18 W13 S3 W5 N6 W22 N15 \$ W15 \$.									