

LOT 96
IN OR 1710/1131
BEACHWOOD VILLAGE UNIT 1

KATHLEEN PORTER TRUST/PORTER KATHLEEN G TRUSTEE
59 LAUREL OAK RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0201-0096-0000



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 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 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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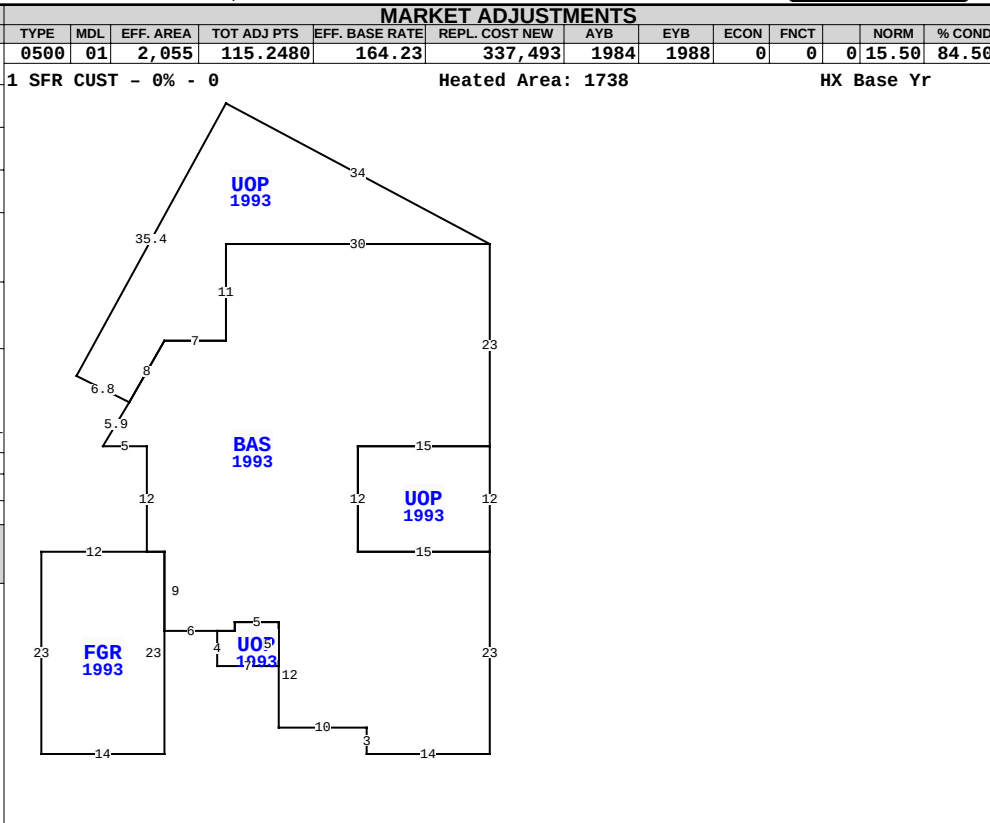
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,738	100	1,738	241,190
FGR	322	55	177	24,563
UOP	33	20	7	972
UOP	180	20	36	4,996
UOP	483	20	97	13,461

TOTALS	2,756		2,055	285,182
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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	0850	PEBBLE WLK	0	0	0	0	140.00	SF	3.50
3	0811	CONCRETE B	0	0	0	0	610.00	SF	5.20

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

REVIEW DATE	11/06/2019	BY	DJA
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59 LAUREL OAK, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1984	1984	3	58	1,160	
100	1984	1984	3	47	230	
100	1984	1984	3	47	1,491	

TOTAL OB/XF									
2,881									

Market:	0
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE	285,182		
TOTAL MARKET OB/XF VALUE	2,881		
TOTAL LAND VALUE - MARKET	350,000		
TOTAL MARKET VALUE	638,063		
SOH/AGL Deduction	167,742		
ASSESSED VALUE	470,321		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	470,321		
TOTAL JUST VALUE	638,063		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	543,448		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22698	REMODEL	4,000	07/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1710/1131	11/02/2010	WD	U	I	11	100
GRANTOR: PORTER WILLIAM A & KA						
GRANTEE: PORTER KATHLEEN G &						
0633/0892	8/13/1991	WD	Q	I		180,000
GRANTOR: HALLEY HARRY & E						
GRANTEE: PORTER WM & KATHY						

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=1993] U16 L30 D31 L17 R6 D3 BAS=[YR=1993] D5 L3 E5 S12 FGR=[YR=1993] W12 S23 E14 N23 W2\$ E2 S9 E6 UOP=[YR=1993] S4 E7 N5 W5 S1 W2\$ E2 N1 E5 S12 E10 S3 E14 N23 UOP=[YR=1993] N12 W15 S12 E15\$ W15 N12 E15 N23 W30 S11 W7 D7 L4 \$ U7 R4 E7 N11 E30\$.									