LOT 99
BEACHWOOD VILLAGE 1 PB 4/25-27

STEPHENSON MICHAEL & EMILY
4101 SW CHASE CIRCLE #305
BENTONVILLE, FL 72713

2023

01-6N-29-0201-0099-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

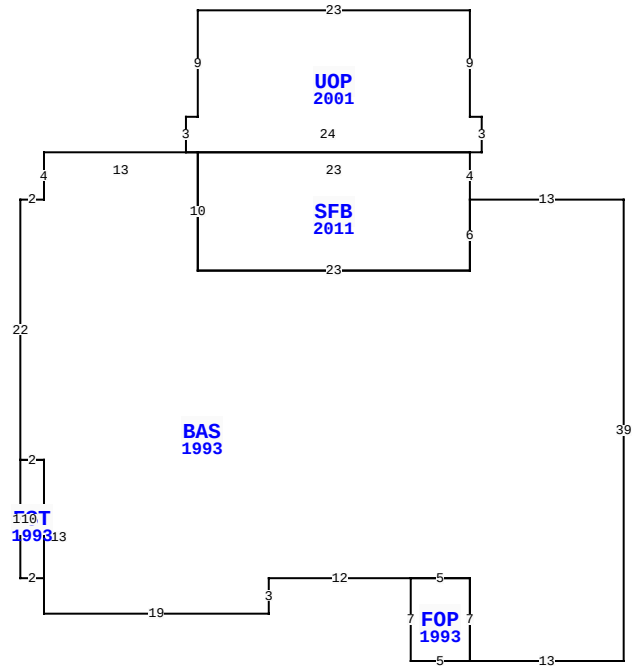
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 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	1,674	100	1,674	325,153
FOP	35	30	10	1,942
FST	20	55	11	2,136
SFB	230	80	184	35,739
UOP	282	20	56	10,877
TOTALS	2,241		1,935	375,848

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,935	145.7799	207.74	401,977	1984	2009	0	0	0	6.50	93.50

1 SFR CUST – 0% - 0 Heated Area: 1858 HX Base Yr



56 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	375,848
TOTAL MARKET OB/XF VALUE	2,047
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	727,895
SOH/AGL Deduction	56,984
ASSESSED VALUE	670,911
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	670,911
TOTAL JUST VALUE	727,895
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	609,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R992166	REPAIR/RRF	10,000	11/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2522/1339	12/16/2021	WD	Q	I	01	735,000
GRANTOR: MARTIN KIMBERLY B						
GRANTEE: STEPHENSON MICHAEL						
2257/1255	2/22/2019	WD	Q	I	01	489,000
GRANTOR: PELHAM-WEBB FAMILY TR						
GRANTEE: MARTIN KIMBERLY B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 SFB=[YR=2011] N4 UOP=[YR=2001] E1 N3 W1 N9 W23 S9 W1 S3 E24 $ W23 S10 E23 N6 $ S6 W23 N10 W13 S4 W2 S22 FST=[YR=1993] S10 E2 N10 W2 $ E2 S13 E19 N3 E12 FOP=[YR=1993] S7 E5 N7 W5 $ E5 S7 E13 N39 $.

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	0811	CONCRETE B	0	0	35	16	624.00	SF	5.20	5.20	100	1984	1984	3	47	1,525	
2	0850	PEBBLE WLK	0	0	0	0	150.00	SF	3.50	3.50	100	1984	1984	3	47	247	
3	1126	CB/STC 8"	0	0	0	0	60.00	SF	8.00	8.00	100	1984	1984	3	47	226	
4	0445	BOX FNC 5'	0	0	0	0	30.00	LF	8.10	8.10	100	1984	1984	3	20	49	

LAND DESCRIPTION

TOTAL OB/XF 2,047

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	0		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 01/10/2017 BY DJ Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS