

LOT 102
BEACHWOOD VILLAGE UNIT 2
PB 4/35 & 36

ADRIAN JAMES M & TERRI ANN
9 SIGNAL LANE
WESTPORT, CT 06880

2023

01-6N-29-0202-0102-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 5													
Exterior Wall	10	ABOVE AVG 100	0500	12	3,930	218.8620	311.88	1,225,688	2021	2021	0	0	0.00	100.00	VALUATION BY STANDARD													
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 0% - 0													Heated Area: 3194 HX Base Yr												
Roof Cover	13	STAND SEAM 100															Tax Group: 5 Tax Dist:											
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE 1,225,688											
Interior Floop	12	HARDWOOD 100															TOTAL MARKET OB/XF VALUE 56,089											
Air Condition	03	CENTRAL 100															TOTAL LAND VALUE - MARKET 450,000											
Heating Type	04	AIR DUCTED 100															TOTAL MARKET VALUE 1,731,777											
Bedrooms	4	4 100															SOH/AGL Deduction 350,062											
Bathrooms	4.5	4.5 100															ASSESSED VALUE 1,381,715											
Frame	02	WOOD FRAME 100															TOTAL EXEMPTION VALUE 0											
Stories	2.	2. 100															BASE TAXABLE VALUE 1,381,715											
Units	0	0 100															TOTAL JUST VALUE 1,731,777											
Quality		05	Quality Level 05		NCON VALUE 9,046																							
DOR CODE		0100		SINGLE FAMILY		INCOME VALUE																						
MAP NUM				MKT AREA		10		PREVIOUS YEAR MKT VALUE 1,305,381																				
NEIGHBORHOOD/LOC		10001.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,205	100	2,205	687,695																								
FGR	832	55	458	142,841																								
FOP	64	30	19	5,926																								
FOP	80	30	24	7,485																								
FOP	540	30	162	50,525																								
FUS	864	100	864	269,464																								
PTO	281	5	14	4,366																								
SFB	156	80	125	38,985																								
STR	108	10	11	3,431																								
UOP	12	20	2	624																								
TOTALS	5,374		3,930	1,225,688																								
EXTRA FEATURES					24 BEACH WOOD RD, FERNANDINA BEACH																							
L N	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	0	0	0	2.00	UT	2,000.00	2,000.00	100	2021	2021	3	100	4,000												
2	0855	CONC PAVER	0	0	0	0	2,389.00	SF	10.00	10.00	100	2021	2021	3	100	23,890												
3	0855	CONC PAVER	0	0	0	0	300.00	SF	10.00	10.00	100	2021	2021	3	100	3,000												
4	1126	CB/STC 8"	0	0	0	0	219.00	SF	8.00	8.00	100	2021	2021	3	100	1,752												
5	1076	TRELLIS A	0	0	10	7	70.00	SF	7.50	7.50	100	2021	2021	3	98	515												
6	0861	POOL GUNIT	0	0	12	21	252.00	SF	85.00	85.00	100	2021	2021	3	98	20,992												
7	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	97	1,940												
TOTAL OB/XF 56,089																												
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE											
1	000100	C	SFR	0		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000											
REVIEW DATE 11/08/2021 BY DJ Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS																												