

LOT 105
BEACHWOOD VILLAGE UNIT 2
PB 4/35 & 36

SHIPWAY LYNN D REV LVNG TRUST/SHIPWAY LYNN D TRUST
4 FOXTAIL ROAD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0202-0105-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	12	CEDAR 40
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,887	100
FGR	805	55
FOP	105	30
FSP	351	40
FUS	1,083	100
UOP	153	20
UOP	161	20
UOP	325	20
TOTALS	4,870	3,713

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,713	134.4816	191.64	711,559	1992	2007	0	0	7.20	92.80
1 SFR CUST - 100% - 2021 Heated Area: 2970 HX Base Yr 2021											
4 FOXTAIL RD, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 5			Tax Dist:
BUILDING MARKET VALUE			660,327
TOTAL MARKET OB/XF VALUE			23,187
TOTAL LAND VALUE - MARKET			450,000
TOTAL MARKET VALUE			1,133,514
SOH/AGL Deduction			350,814
ASSESSED VALUE			782,700
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			732,700
TOTAL JUST VALUE			1,133,514
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			864,592

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906584	SWIM POOL	12,500	11/01/1999
7677	NEW CONSTR	251,005	11/12/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2628/1404	3/30/2023	WD U	I	11	
GRANTOR: SHIPWAY LYNN D					
GRANTEE: SHIPWAY LYNN D REVO					
2393/0131	9/16/2020	WD Q	I	01	
GRANTOR: YOUNGER JOHN & HOLLIS					
GRANTEE: SHIPWAY JOHN F & LY					

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0812	CONCRETE C	0	100	0	0	1,868.00	SF	4.00	4.00	100
2	0444	BOX FNC 4'	0	100	0	0	19.00	LF	6.50	6.50	100
3	1126	CB/STC 8"	0	100	46	6	284.00	SF	8.00	8.00	100
4	0861	POOL GUNIT	0	100	0	0	460.00	SF	85.00	85.00	100
5	0845	KOOL DECK	0	100	0	0	825.00	SF	7.25	7.25	100
6	0462	ST/AL FNC	0	100	0	0	685.00	SF	10.00	10.00	100
7	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT	

TOTAL OB/XF											
23,187											
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1.00	450,000.00	450,000.00	450,000								