

LOT 107 & S-1 OF LOT 108
BEACHWOOD VILLAGE UNIT 2
PB 4/35 & 36

FLORIDA HOUSE TRUST/ADELMAN MICHAEL O TRUSTEE
9 FOXTAIL RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0202-0107-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	12 CEDAR 50
Exterior Wall	16 WD FR STUC 50
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 90
Interior Wall	08 DECORATIVE 10
Interior Floo	14 CARPET 80
Interior Floo	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
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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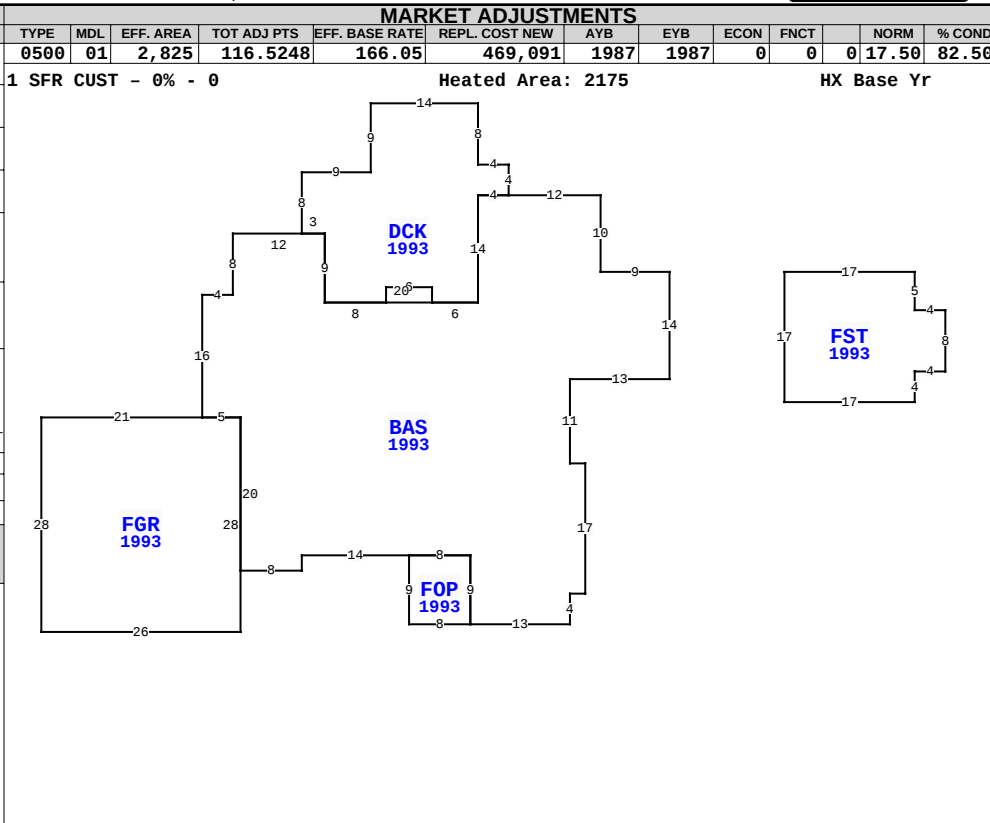
NEIGHBORHOOD/LOC	10001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,175	100	2,175	297,956
DCK	506	10	51	6,987
FGR	728	55	400	54,797
FOP	72	30	22	3,014
FST	321	55	177	24,248

TOTALS	3,802	2,825	387,000
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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
4	1100	VAC SYSTEM	0	0	0	0	1.00	UT	800.00
5	0444	BOX FNC 4'	0	0	0	0	10.00	LF	6.50
6	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00
7	0855	CONC PAVER	0	0	0	0	2,701.00	SF	7.00

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
2	000100	C	SFR	0		RS-1	0.00	0.00	0.50



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

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1987	1987	3	64	1,280	
100	1987	1987	3	20	160	
100	1987	1987	3	20	13	
100	1987	1987	3	25	75	
100	2007	2007	3	89	16,827	

TOTAL OB/XF									
18,355									

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		387,000	
TOTAL MARKET OB/XF VALUE		18,355	
TOTAL LAND VALUE - MARKET		675,000	
TOTAL MARKET VALUE		1,080,355	
SOH/AGL Deduction		157,367	
ASSESSED VALUE		922,988	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		922,988	
TOTAL JUST VALUE		1,080,355	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		839,080	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP 3888	N/A	89,500	02/19/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2525/0836	12/28/2021	WD	U	I	11
GRANTOR: ADELMAN MICHAEL O					
GRANTEE: FLORIDA HOUSE TRUST					
2425/0544	1/06/2021	WD	U	I	16
GRANTOR: ADELMAN ROBERT P & JU					
GRANTEE: ADELMAN MICHAEL O					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W9 N10 W12DCK=[YR=1993] N4 W4 N8 W14 S9 W9 S8 E3 S9 E20 N14 E4 \$ W4 S14 W6 N2 W6 S2 W8 N9 W12 S8 W4 S16 FGR=[YR=1993] W21 S28 E26 N28 W5 \$ E5 S20 E8 N2 E14 FOP=[YR=1993] S9 E8N9 W8 \$ E8 S9 E13 N4 E2 N17 W2N11 E13 N14 \$ PTR= E15 FST=[YR=1993] E17 S5 E4 S8 W4 S4 W17N17 \$ W15 \$.									