

LOT 109 & PT OR LOT 108
IN OR 2211/1929
BEACHWOOD VILLAGE UNIT 2

WELLS DIANE P REVOCABLE TRUST/WELLS DIANE P TRUSTE
5 FOXTAIL RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0202-0109-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	14 CARPET 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
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	2,299	100	2,299	272,429
BAS	326	100	326	38,631
FGR	576	55	317	37,564
FOP	65	30	20	2,370
FSP	418	40	167	19,790

TOTALS	3,684	3,129	370,783
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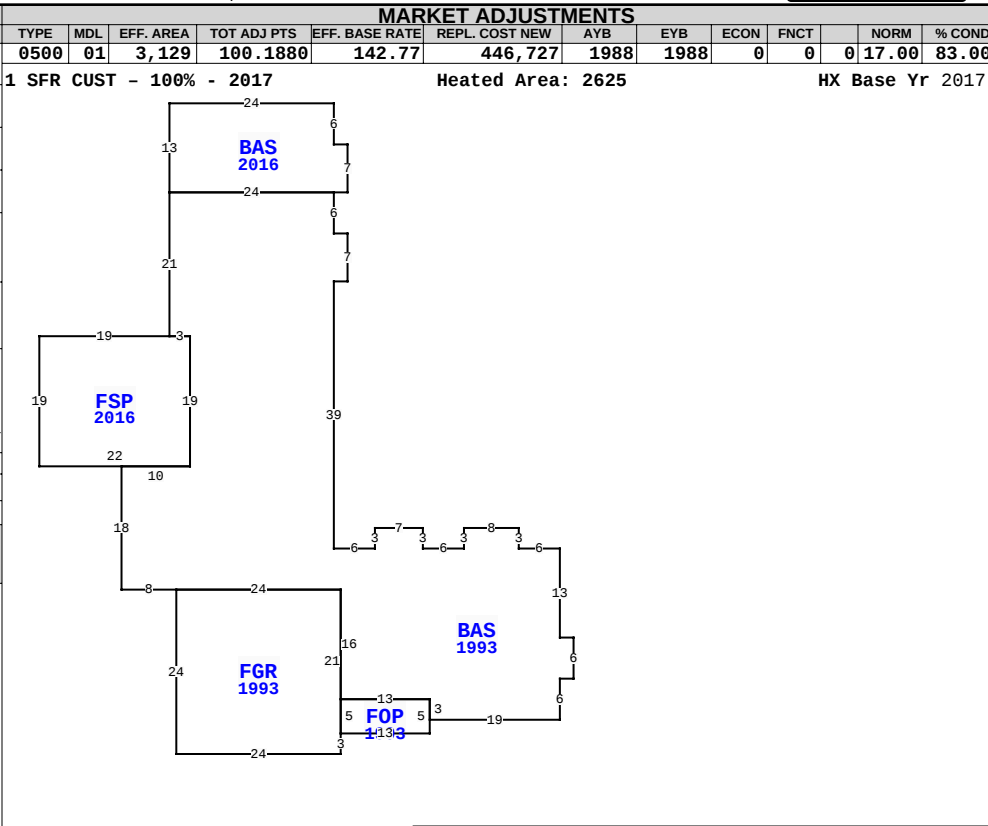
EXTRA FEATURES	
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	66	1,320	
2	0812	CONCRETE C	0	100	27	3	81.00	SF	4.00	4.00	100	1988	1988	3	57	185	
3	1242	WD DECK A	0	100	0	0	524.00	SF	10.00	10.00	100	1988	1988	3	20	1,048	
4	1126	CB/STC 8"	0	100	0	0	126.00	SF	8.00	8.00	100	1988	1988	3	57	575	
6	0855	CONC PAVER	0	100	0	0	1,872.00	SF	10.00	10.00	100	2007	2007	3	89	16,661	
7	0858	SCULP CONC	0	100	0	0	90.00	SF	13.00	13.00	100	2007	2007	3	97	1,135	

LAND DESCRIPTION	
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	
2	000100	C	SFR	100	

REVIEW DATE	01/05/2017	BY	DJ	Total Acres:	0.00	Total Land Value:	675,000	Market:	0	Agricultural:	0	Common:	675,000	PRINTED 08/02/2023 BY	SY
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF		20,924	
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NASSAU COUNTY PROPERTY		PAGE 1 of 1		5
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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		370,783
TOTAL MARKET OB/XF VALUE		20,924
TOTAL LAND VALUE - MARKET		675,000
TOTAL MARKET VALUE		1,066,707
SOH/AGL Deduction		520,880
ASSESSED VALUE		545,827
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		490,827
TOTAL JUST VALUE		1,066,707
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		828,411

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632633	ADDITION	0	07/11/2016
B25247	REMODEL	17,930	10/01/2011
4557	NEW CONSTR	65,292	12/18/1987

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GRANTOR:WELLS DIANE P						
GRANTEE:WELLS DIANE P REVOC						
1844/1571	3/11/2013	WD	Q	I	02	535,000
GRANTOR:RUFF KRISTIE WARD TRU						
GRANTEE:WELLS JOHN A JR & D						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1993] W2 N13 W6 N3 W8 S3 W6 N3 W7 S3 W6 N39 E2 N7 W2 N6 BAS=[YR=2016] E2 N7 W2 N6 W24 S13 E24\$ W24 S21 FSP=[YR=2016] W19 S19 E22 N19 W3\$ E3 S19 W10 S18 E8 FGR=[YR=1993] S24 E24 N3 FOP=[YR=1993] E13 N5 W13 S5\$ N21 W24\$ E24 S16 E13 S3 E19 N6 E2 N6\$.	