

LOT 110
IN OR 2199/1367
BEACHWOOD VILLAGE UNIT 2

PELHAM-WEBB FAMILY TRUST/PELHAM-WEBB JUSTIN D TRUS
3 FOX TAIL ROAD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0202-0110-0000



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	01	3,402	117.2724	167.11	568,508	2001	2001	0	0	10.00	90.00	VALUATION BY STANDARD										
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2019													Heated Area: 2961									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2019									
Interior Wall	05	DRYWALL 100																							
Interior Floo	11	CLAY TILE 80																							
Interior Floo	12	HARDWOOD 20																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		4 100																							
Bathrooms		3 100																							
Frame	02	WOOD FRAME 100																							
Stories	2.	2. 100																							
Units		0 100																							
Occupancy	00	NONE 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	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	2,591	100	2,591	389,684																					
FGR	506	55	278	41,811																					
FOP	91	30	27	4,061																					
FSP	295	40	118	17,747																					
FUS	370	100	370	55,648																					
UOP	26	20	5	752																					
UOP	66	20	13	1,955																					
TOTALS			3,945	3,402	511,657																				
EXTRA FEATURES			3 FOXTAIL 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	100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	86	1,720									
2	0812	CONCRETE C	0	100	0	0	1,361.00	SF	4.00	4.00	100	2001	2001	3	82	4,464									
3	0810	CONCRETE A	0	100	0	0	140.00	SF	6.50	6.50	100	2019	2019	3	99	901									
4	0812	CONCRETE C	0	100	0	0	1,203.00	SF	2.80	2.80	100	2019	2019	3	99	3,335									
5	0910	SCRN RM L	0	100	0	0	2,240.00	SF	10.50	10.50	100	2019	2019	3	90	21,168									
6	0861	POOL GUNIT	0	100	0	0	800.00	SF	59.50	59.50	100	2019	2019	3	93	44,268									
7	0855	CONC PAVER	0	100	0	0	1,440.00	SF	7.00	7.00	100	2019	2019	3	99	9,979									
8	0871	POOL HTR R	0	100	0	0	1.00	UT	1,400.00	1,400.00	100	2019	2019	3	90	1,260									
9	0855	CONC PAVER	0	100	0	0	225.00	SF	7.00	7.00	100	2019	2019	3	99	1,559									
TOTAL OB/XF 88,654																									
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000100	C	SFR	100		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 07/31/2019 BY DJ Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS																									