LOT 125
IN OR 972/1821
BEACHWOOD VILLAGE UNIT 2

CURRAN JOHN P & JEANNE
4 WILD GRAPE DR
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0202-0125-0000

BUILDING CHARACTERISTICS

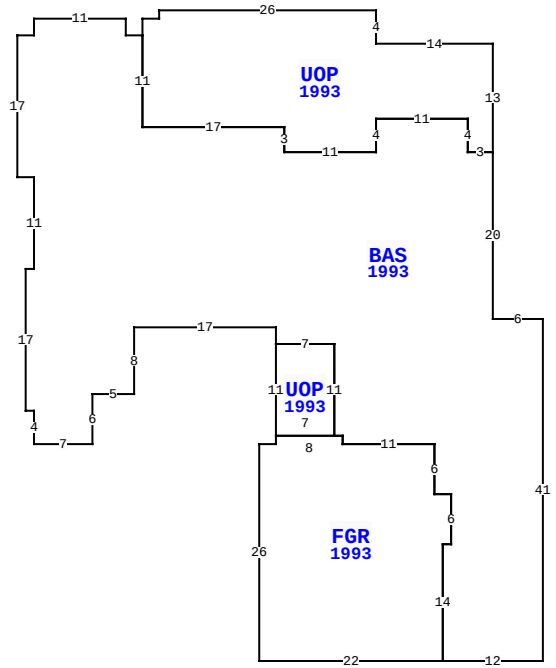
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,324	100	2,324	324,315
FGR	580	55	319	44,517
UOP	77	20	15	2,094
UOP	561	20	112	15,630
TOTALS	3,542		2,770	386,555

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,770	111.2832	158.58	439,267	1993	1998	0	0	0	12.00	88.00

1 SFR CUST – 100% - 2002 Heated Area: 2324 HX Base Yr 2002



4 WILD GRAPE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 5

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		386,555
TOTAL MARKET OB/XF VALUE		17,450
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		754,005
SOH/AGL Deduction		330,738
ASSESSED VALUE		423,267
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		373,267
TOTAL JUST VALUE		754,005
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		737,851

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8604	NEW CONSTR	124,000	01/08/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0972/1821	3/01/2001	WD	Q	I		550,000
GRANTOR: LEACH NEAL E & GLORIA						
GRANTEE: CURRAN JOHN P & JEA						
0845/1984	8/24/1998	WD	Q	I		390,000
GRANTOR: FENNESSEY JOHN J & KA						
GRANTEE: LEACH NEIL E & GLOR						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W14 N4 W26 S1 W2 S2 BAS=[YR=1993] W2N2 W11 S2 W2 S17 E2 S11 W1 S17E1 S4 E7 N6 E5 N8 E17 S2 UOP=[YR=1993] S11 FGR=[YR=1993] S1 W2 S26 E22 N14 E1 N6 W2 N6 W11 N1 W8$ E7 N11 W7$E7 S11 E1 S1 E11 S6 E2 S6 W1 S14 E12 N41 W6 N20 W3 N4 W11 S4 W11 N3 W17 N11$ S11 E17 S3 E11 N4 E11 S4 E3 N13$.

EXTRA FEATURES

LN	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	1993	1993	3	76	1,520	
3	1242	WD DECK A	0	100	12	8	96.00	SF	10.00	10.00	100	1993	1993	3	20	192	
4	0300	BOAT DCK W	0	100	13	9	117.00	SF	40.00	40.00	100	1993	1993	3	20	936	
6	0820	WOOD WALK	0	100	39	4	156.00	SF	11.75	11.75	100	1993	1993	3	40	733	
7	1126	CB/STC 8"	0	100	59	6	354.00	SF	8.00	8.00	100	1993	1993	3	68	1,926	
8	0855	CONC PAVER	0	100	0	0	1,463.00	SF	10.00	10.00	100	2002	2002	3	83	12,143	

LAND DESCRIPTION

TOTAL OB/XF 17,450

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	350,000.00	350,000.00	350,000							

REVIEW DATE 04/24/2017 BY DJX Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS