LOT 128
IN OR 2014/1111
BEACHWOOD VILLAGE 2 PB 4/35-36

CLEVELAND ELLEN B REV TRUST/CLEVELAND ELLEN B TRUS
PO BOX 305
SPRING LAKE, NJ 07762

2023

01-6N-29-0202-0128-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

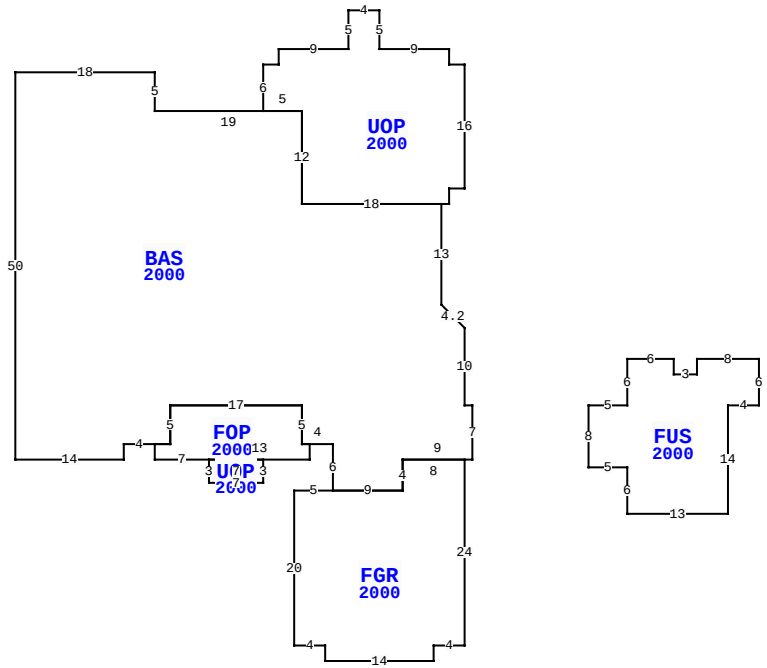
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	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	2,309	100	2,309	332,840
FGR	500	55	275	39,641
FOP	125	30	38	5,477
FUS	318	100	318	45,839
UOP	21	20	4	576
UOP	468	20	94	13,550
TOTALS	3,741		3,038	437,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,038	113.0220	161.06	489,300	2000	2000	0	0	0	10.50	89.50

1 SFR CUST – 0% - 0 Heated Area: 2627 HX Base Yr



10 WILD GRAPE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	437,924
TOTAL MARKET OB/XF VALUE	17,755
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	805,679
SOH/AGL Deduction	143,267
ASSESSED VALUE	662,412
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	662,412
TOTAL JUST VALUE	805,679
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	773,731

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906506	NEW CONSTR	374,000	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2014/1111	1/22/2015	WD	U	I	11	100
GRANTOR: CLEVELAND ELLEN B						
GRANTEE: CLEVELAND ELLEN BAY						
0952/0650	10/04/2000	WD	U	I		622,000
GRANTOR: CURY * SALTMARSH DEVE						
GRANTEE: CLEVELAND JOHN M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W1 N10 L3 U3 N13 UOP=[YR=2000] E1 N2 E2 N16 W2 N2 W9 N5 W4 S5 W9 S2 W2 S6 E5 S12 E18 $ W18 N12 W19 N5 W18 S50 E14 N2 E4 FOP=[YR=2000] S2 E7 UOP=[YR=2000] S3 E7 N3 W7 $ E13 N2 W1 N5 W17 S5 W2 $ E2 N5 E17 S5 E4 S6 FGR=[YR=2000] W5 S20 E4 S2 E14 N2 E4 N24 W8 S4 W9 $ E9 N4 E9 N7 $ PTR= E15 FUS=[YR=2000] E5 N6 E6 S2 E3 N2 E8 S6 W4 S14 W13 N6 W5 N8 $ W15 $.

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	85	1,700	
2	0858	SCULP CONC	0	0	0	0	1,111.00	SF	13.00	13.00	100	2000	2000	3	94	13,576	
3	1126	CB/STC 8"	0	0	0	0	140.00	SF	8.00	8.00	100	2000	2000	3	80	896	
4	1242	WD DECK A	0	0	0	0	152.00	SF	10.00	10.00	100	2000	2000	3	20	304	
5	0300	BOAT DCK W	0	0	12	8	96.00	SF	40.00	40.00	100	2000	2000	3	29	1,114	
6	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2000	2000	3	55	165	

LAND DESCRIPTION

TOTAL OB/XF 17,755

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	0		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