LOT 129
BEACHWOOD VILLAGE UNIT 2
PB 4 PG 35-36

BLACKSMITH REALTY LLC
11 ORCHARD HILL DR
WESTBOROUGH, MA 01581

2023

01-6N-29-0202-0129-0000

BUILDING CHARACTERISTICS

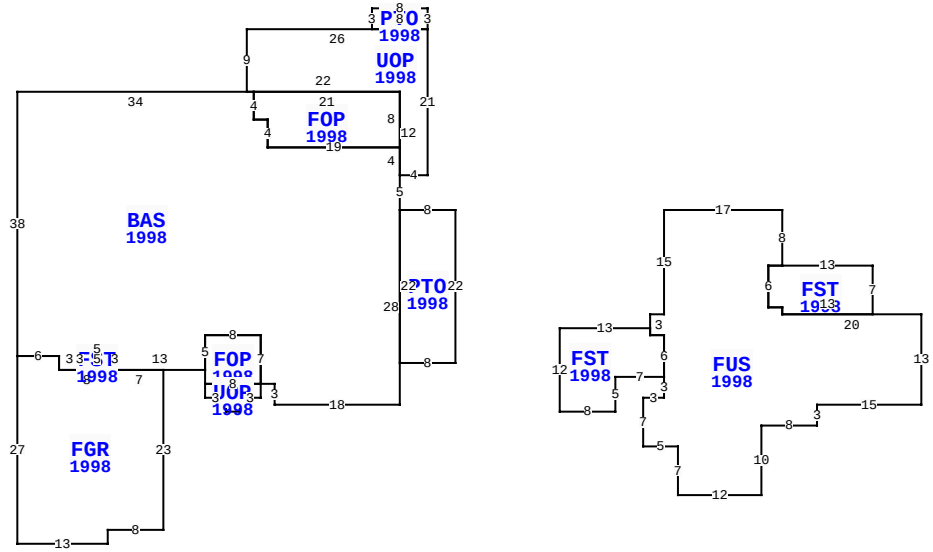
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	14	WD SHINGLE 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	2,067	100	2,067	317,840
FGR	521	55	287	44,131
FOP	56	30	17	2,614
FOP	160	30	48	7,381
FST	15	55	8	1,230
FST	103	55	57	8,765
FST	143	55	79	12,148
FUS	943	100	943	145,004
PTO	24	5	1	154
PTO	176	5	9	1,384
TOTALS	4,510		3,576	549,876

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,576	119.2320	169.91	607,598	1998	2003	0	0	0	9.50	90.50

1 SFR CUST – 0% - 0 Heated Area: 3010 HX Base Yr



** This building has 12 Sub-Areas

12 WILD GRAPE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	549,876
TOTAL MARKET OB/XF VALUE	10,733
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	910,609
SOH/AGL Deduction	0
ASSESSED VALUE	910,609
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	910,609
TOTAL JUST VALUE	910,609
NCON VALUE	1,785
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	852,942

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004459	ADDITION	0	06/01/2022
20211646	REPAIR/RRF	0	03/01/2021
B9804726	NEW CONSTR	157,000	02/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2459/1510	5/06/2021	WD	Q	I	01	1,100,000
GRANTOR: BROWN JANE A						
GRANTEE: BLACKSMITH REALTY L						
2340/0513	2/13/2020	TD	U	I	11	100
GRANTOR: BROWN FAMILY LIVING T						
GRANTEE: BROWN ROBERT E & JA						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1998] W8 BAS=[YR=1998] N5 UOP=[YR=1998] E4 N21 PTO=[YR=1998] N3 W8 S3 E8 $ W26 S9E22 S12 $ N4 FOP=[YR=1998] N8 W21 S4 E2 S4 E19 $ W19 N4 W2 N4 W34 S38 FGR=[YR=1998] S27 E13 N2 E8 N23 W7 FST=[YR=1998] N3 W5 S3 E5 $ W8 N2 W6 $ E6 S2 E3 N3 E5 S3 E13 FOP=[YR=1998] S2 UOP=[YR=1998] S2 E3 S2 E2 N2 E3 N2 W8 $ E8 N7 W8 S5 $ N5 E8 S7 E2 S3 E18 N28 $ S22 E8 N22 $ PTR= E30 FUS=[YR=1998] E17 S8 FST=[YR=1998] E13 S7 W13 N1 W2 N6 E2 $ W2 S6 E2 S1 E20 S13 W15 S3 W8 S10 W12 N7 W5 N7 E3 N3 FST=[YR=1998] N6 W2 N1 W13 S12 E8 N5 E7 $ N6 W2 N3 E2 N15 $ W30 $.

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	1998	1998	3	83	1,660	
4	1242	WD DECK A	0	0	0	0	121.00	SF	10.00	10.00	100	1998	1998	3	20	242	
5	1242	WD DECK A	0	0	0	0	121.00	SF	10.00	10.00	100	1998	1998	3	20	242	
6	0855	CONC PAVER	0	0	0	0	1,171.00	SF	7.00	7.00	100	2002	2002	3	83	6,804	
7	0911	SCRN RM A	0	0	6	17	102.00	SF	17.50	17.50	100	2022	2022	3	100	1,785	

LAND DESCRIPTION

TOTAL OB/XF 10,733

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 11/15/2022 BY DJ Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS