

LOT 130
IN OR 1860/1247
BEACHWOOD VILLAGE UNIT 2

GENTILE CARMEN L & BETH-ANN F
2161 FLORIDA AVE NW
WASHINGTON, DC 20008-1903

2023

01-6N-29-0202-0130-0000



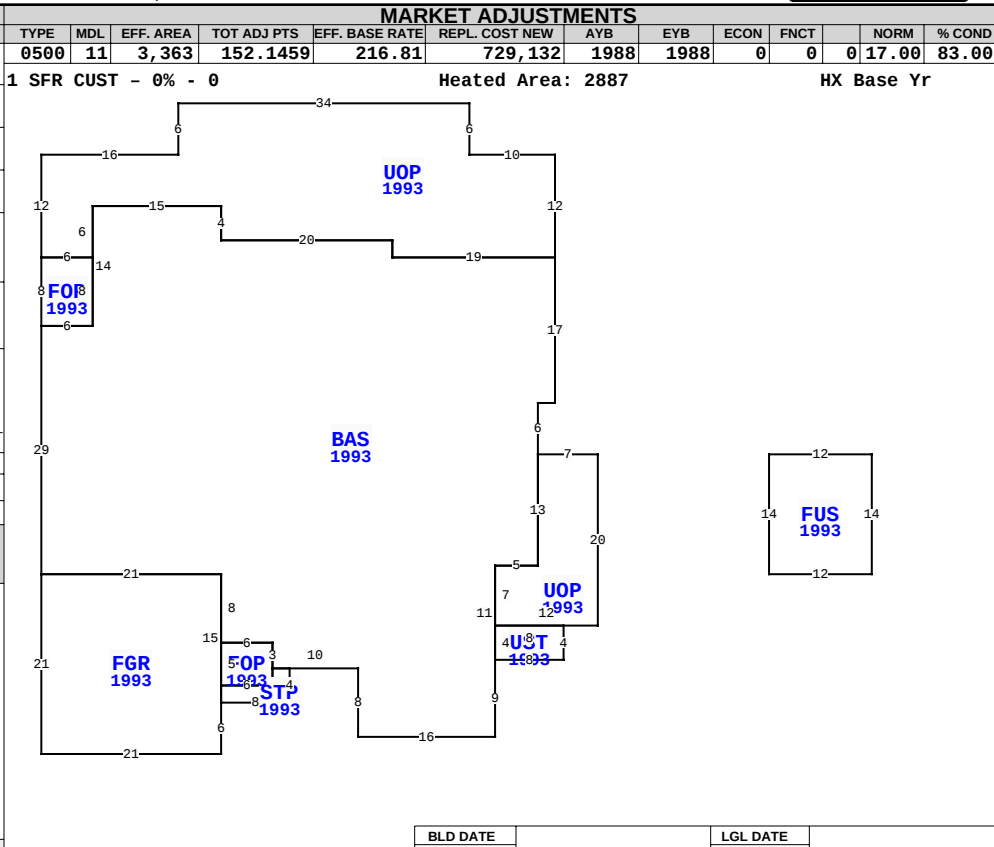
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,719	100	2,719	489,290
FGR	441	55	243	43,729
FOP	30	30	9	1,619
FOP	48	30	14	2,519
FUS	168	100	168	30,232
STP	20	10	2	360
UOP	175	20	35	6,298
UOP	794	20	159	28,613
UST	32	45	14	2,519
TOTALS	4,427		3,363	605,180

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0858	SCULP CONC	0	0	0	0	108.00	SF	13.00
2	0858	SCULP CONC	0	0	0	0	576.00	SF	13.00
3	1075	TRELLIS G	0	0	0	0	103.00	SF	35.00
4	0820	WOOD WALK	0	0	0	0	108.00	SF	11.75
5	1242	WD DECK A	0	0	0	0	120.00	SF	10.00
6	0504	FP-ELECTRI	0	0	0	0	2.00	UT	2,000.00
7	0875	HOT TUB	0	0	0	0	1.00	UT	1,200.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		RS-1	0.00	0.00	1.00



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

14 WILD GRAPE, 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	0858	SCULP CONC	0	0	0	0	108.00	SF	13.00	13.00	100	1988	1988	3	85	1,193	
2	0858	SCULP CONC	0	0	0	0	576.00	SF	13.00	13.00	100	1988	1988	3	85	6,365	
3	1075	TRELLIS G	0	0	0	0	103.00	SF	35.00	35.00	100	1988	1988	3	20	721	
4	0820	WOOD WALK	0	0	0	0	108.00	SF	11.75	11.75	100	1988	1988	3	40	508	
5	1242	WD DECK A	0	0	0	0	120.00	SF	10.00	10.00	100	1988	1988	3	20	240	
6	0504	FP-ELECTRI	0	0	0	0	2.00	UT	2,000.00	2,000.00	100	1988	1988	3	66	2,640	
7	0875	HOT TUB	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1988	1988	3	20	240	

TOTAL OB/XF													11,907		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA			
	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	3			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		605,180	
TOTAL MARKET OB/XF VALUE		11,907	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		967,087	
SOH/AGL Deduction		151,628	
ASSESSED VALUE		815,459	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		815,459	
TOTAL JUST VALUE		967,087	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		896,107	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25656	REMODEL	7,800	02/01/2012
4467	NEW CONSTR	201,100	10/29/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1860/1247	5/23/2013	WD	Q	I	02	730,000	
GRANTOR: DONOVAN DORAN W F & S							
GRANTEE: GENTILE CARMEN L &							
0942/0013	7/24/2000	WD	U	I		585,000	
GRANTOR: KREBS PAUL B JR & JAN							
GRANTEE: DONOVAN DORAN W F							

BUILDING NOTES									
BUILDING DIMENSIONS									
UOP=[YR=1993] W7 BAS=[YR=1993] N6 E2 N17 UOP=[YR=1993] N12 W10 N6 W34 S6 W16 S12 FOP=[YR=1993] S8 E6 N8 W6\$ E6 N6 E15 S4 E20 S2 E19\$ W19 N2 W20 N4 W15 S14 W6 S29 FGR=[YR=1993] S21 E21 N6 STP=[YR=1993] E8 N4 W2 FOP=[YR=1993] N3 W6 S5 E6 N2\$ S2 W6 S2\$ N15 W21\$ E21 S8 E6 S3 E10 S8 E16 N9 UST=[YR=1993] E8 N4 W8 S4\$ N11E5 N13\$ S13 W5 S7 E12 N20\$ PTR= E20 FUS=[YR=1993] E12 S14 W12 N14\$ W20\$.									