

LOT 137
IN OR 705/189-191
BEACHWOOD VILLAGE UNIT 2

CIPRIANO MICHAEL & JOAN
4 BUCKTHORNE DRIVE
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0202-0137-0000



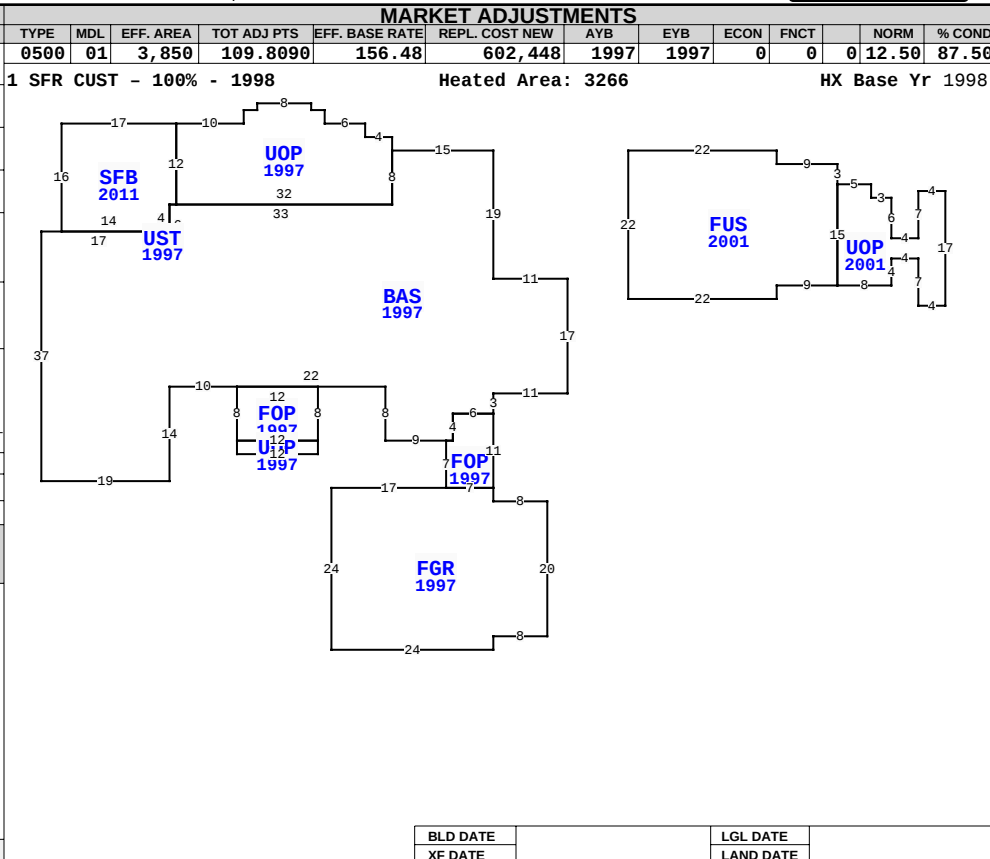
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 60
Interior Floo	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	4 100
Frame	02 WOOD FRAME 100
Stories	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		

NEIGHBORHOOD/LOC 10001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,406	100	2,406	329,430
FGR	736	55	405	55,452
FOP	73	30	22	3,013
FOP	96	30	29	3,971
FUS	646	100	646	88,450
SFB	268	80	214	29,301
UOP	24	20	5	684
UOP	408	20	82	11,227
UOP	194	20	39	5,340
UST	4	45	2	274
TOTALS	4,855		3,850	527,142

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0812	CONCRETE C	0 100	0	0	2,134.00	SF	4.00	4.00
3	1126	CB/STC 8"	0 100	0	0	320.00	SF	8.00	8.00
4	0462	ST/AL FNC	0 100	0	0	80.00	SF	10.00	10.00
5	0810	CONCRETE A	0 100	0	0	43.00	SF	6.50	6.50
6	1242	WD DECK A	0 100	0	0	167.00	SF	10.00	10.00
7	0300	BOAT DCK W	0 100	16	12	192.00	SF	40.00	40.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00



TOTAL OB/XF 13,017									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 5					Tax Dist:				
BUILDING MARKET VALUE					527,142				
TOTAL MARKET OB/XF VALUE					13,017				
TOTAL LAND VALUE - MARKET					495,000				
TOTAL MARKET VALUE					1,035,159				
SOH/AGL Deduction					420,982				
ASSESSED VALUE					614,177				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					564,177				
TOTAL JUST VALUE					1,035,159				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					796,382				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24074	REMODEL	20,895	10/01/2010
B0007738	NEW CONSTR	30,000	11/01/2000
B9603498	NEW CONSTR	180,000	12/01/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0705/0189	5/23/1994	WD	Q	V		110,100	
GRANTOR: GRANT MARTHA BAHL & W							
GRANTEE: CIPRIANO MICHAEL &							
0395/0580	8/01/1983	WD	Q	V		45,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
BAS=[YR=1997] W15 UOP=[YR=1997] N2 W4 N2 W6 N2 W2 N1 W8 S1 W2 S2 W10 SFB=[YR=2011] W17 S16 E14 UST=[YR=1997] S2 E2 N2 W2\$ E2 N4 E1 N12\$ S12 E32 N8\$ S8 W33 S6 W2 N2 W17 S37 E19 N14 E10 FOP=[YR=1997] S8 UOP=[YR=1997] S2 E12 N2 W12\$ E12 N8 W12\$ E22 S8 E9 FOP=[YR=1997] S7 FGR=[YR=1997] W17 S24 E24 N2 E8 N20 W8 N2 W7\$ E7 N11 W6 S4 W1\$ E1 N4 E6 N3 E11 N17 W11 N19\$ PTR= E20 FUS=[YR=2001] E22 S2 E9 S3 UOP=[YR=2001] E5 S2 E3 S6 E4 N7 E4 S17 W4 N7 W4 S4 W8 N15\$ S15 W9 S2 W22 N22\$ W20\$.									