

LOT 138
IN OR 963/1660
BEACHWOOD VILLAGE UNIT 2

WRIGHT MARTHA C TRUST &
6 BUCKTHORN DRIVE
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0202-0138-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																						
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																								
Exterior Wall		12	CEDAR 100		0500	01	4,639	102.9420	146.69	680,495	1980	1995		0	0	13.50	86.50	VALUATION BY		STANDARD																						
Roof Structur		03	GABLE/HIP 100		1 SFR CUST - 100% - 2001										Heated Area: 3951					HX Base Yr 2001					Tax Group: 5		Tax Dist:															
Roof Cover		03	COMP SHNGL 100																	BUILDING MARKET VALUE					588,628																	
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					29,751																	
Interior Floo		14	CARPET 60																	TOTAL LAND VALUE - MARKET					495,000																	
Interior Floo		12	HARDWOOD 40																	TOTAL MARKET VALUE					1,113,379																	
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					478,290																	
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					635,089																	
Bedrooms			5 100																	TOTAL EXEMPTION VALUE					HX HB		50,000															
Bathrooms			4.5 100																	BASE TAXABLE VALUE					585,089																	
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE					1,113,379																	
Stories		1.	1. 100																	NCON VALUE					0																	
Units			0 100																	INCOME VALUE																						
BUD8 Adjustme		05	DIST 1A 100																	PREVIOUS YEAR MKT VALUE					851,860																	
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	2,387	100	2,387	302,879																																						
BAS	824	100	824	104,555																																						
BAS	740	100	740	93,897																																						
DCK	1,239	10	124	15,734																																						
FGR	528	55	290	36,797																																						
FOP	54	30	16	2,030																																						
FOP	520	30	156	19,795																																						
FSP	160	40	64	8,121																																						
FST	30	55	16	2,030																																						
UOP	108	20	22	2,791																																						
TOTALS	6,590		4,639	588,628																																						
EXTRA FEATURES					6 BUCKTHORNE DR, 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	0861	POOL GUNIT	0	100	0	0	399.00	SF	85.00	85.00	100	1980	1980	3	20	6,783																										
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	49	980																										
4	0810	CONCRETE A	0	100	0	0	1,132.00	SF	6.50	6.50	100	1980	1980	3	35	2,575																										
6	0444	BOX FNC 4'	0	100	0	0	11.00	LF	6.50	6.50	100	1980	1980	3	20	14																										
7	0446	BOX FNC 6'	0	100	0	0	21.00	LF	20.00	20.00	100	1980	1980	3	20	84																										
8	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	1980	1980	3	20	120																										
9	0855	CONC PAVER	0	100	0	0	726.00	SF	10.00	10.00	100	2005	2005	3	87	6,316																										
10	0300	BOAT DCK W	0	100	0	0	120.00	SF	40.00	40.00	100	2003	2003	3	36	1,728																										
11	0857	SANDSTONE	0	100	0	0	726.00	SF	16.00	16.00	100	2005	2005	3	96	11,151																										
LAND DESCRIPTION										TOTAL OB/XF										29,751																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.10	450,000.00	495,000.00	495,000																									
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