LOT 142
IN OR 852/1838
BEACHWOOD VILLAGE UNIT 2

CARDINALE LINDA M
17 BUCKTHORNE DRIVE
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0202-0142-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

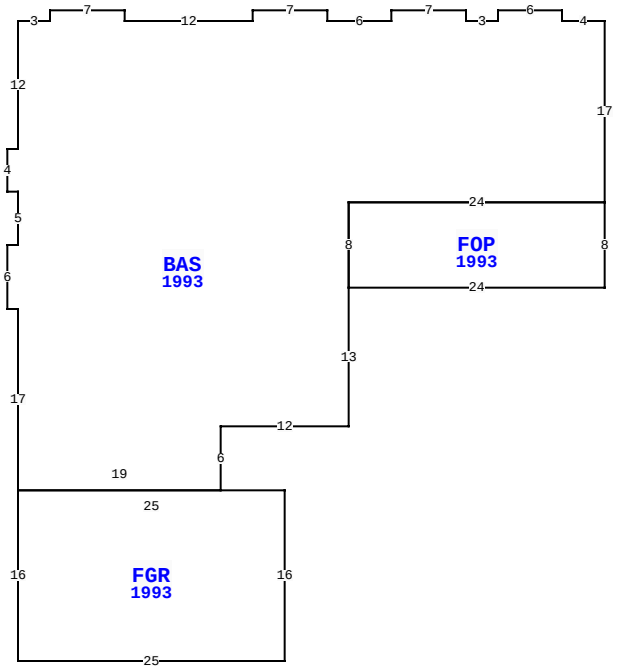
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 10
NEIGHBORHOOD/LOC 10001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,737	100	1,737	234,653
FGR	400	55	220	29,720
FOP	192	30	58	7,835
TOTALS	2,329		2,015	272,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,015	114.2190	162.76	327,961	1988	1988	0	0	0	17.00	83.00

1 SFR CUST – 100% - 1999 Heated Area: 1737 HX Base Yr 1999



17 BUCKTHORNE DR, 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		272,208
TOTAL MARKET OB/XF VALUE		20,470
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		642,678
SOH/AGL Deduction		345,783
ASSESSED VALUE		296,895
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		246,895
TOTAL JUST VALUE		642,678
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		540,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23509	REMODEL	4,500	04/01/2010
B0618061	REPAIR/RRF	8,200	10/31/2006
B0618321	REPAIR/RRF	14,200	10/31/2006
6230	XFOB	5,984	01/18/1990
3655	SWIM POOL	200	09/26/1989
6008	SWIM POOL	7,500	09/26/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0852/1838	10/20/1998	WD	Q	I		225,000
GRANTOR: ROES JOAN S						
GRANTEE: CARDINALE LINDA M						
0710/0806	8/02/1994	WD	Q	I		236,500
GRANTOR: WRIGHT WARD & LOIS JA						
GRANTEE: ROES JOAN S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 N1 W6 S1 W3 N1 W7 S1 W6 N1W7 S1 W12 N1 W7 S1 W3 S12 W1 S4 E1 S5 W1 S6 E1 S17 FGR=[YR=1993] S16 E25 N16 W25$ E19 N6 E12 N13 FOP=[YR=1993] E24 N8 W24 S8$ N8 E24 N17$.

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	0825	BRICK	0	100	0	0	140.00	SF	12.50	12.50	100	1988	1988	3	85	1,488	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	66	1,320	
3	1125	CB/STC 6"	0	100	34	7	238.00	SF	7.35	7.35	100	1988	1988	3	57	997	
4	0811	CONCRETE B	0	100	0	0	572.00	SF	5.20	5.20	100	1988	1988	3	57	1,695	
6	1076	TRELLIS A	0	100	21	8	168.00	SF	7.50	7.50	100	1990	1990	3	20	252	
7	0861	POOL GUNIT	0	100	27	16	432.00	SF	85.00	85.00	100	1989	1989	3	20	7,344	
8	0845	KOOL DECK	0	100	0	0	274.00	SF	7.25	7.25	100	1989	1989	3	59.5	1,182	
9	0910	SCRN RM L	0	100	0	0	954.00	SF	15.00	15.00	100	1990	1990	3	20	2,862	
10	0810	CONCRETE A	0	100	0	0	456.00	SF	6.50	6.50	100	2007	2007	3	89	2,638	
11	0801	ASPHALT A	0	100	0	0	372.00	SF	3.00	3.00	100	2007	2007	3	62	692	

TOTAL OB/XF 20,470

LAND DESCRIPTION

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	100		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 11/06/2019 BY DJA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS