LOT 145
BEACHWOOD VILLAGE UNIT 2
PB 4/35 & 36

DAVIS AMY L & DEREK
11 BUCKTHORNE DRIVE
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0202-0145-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

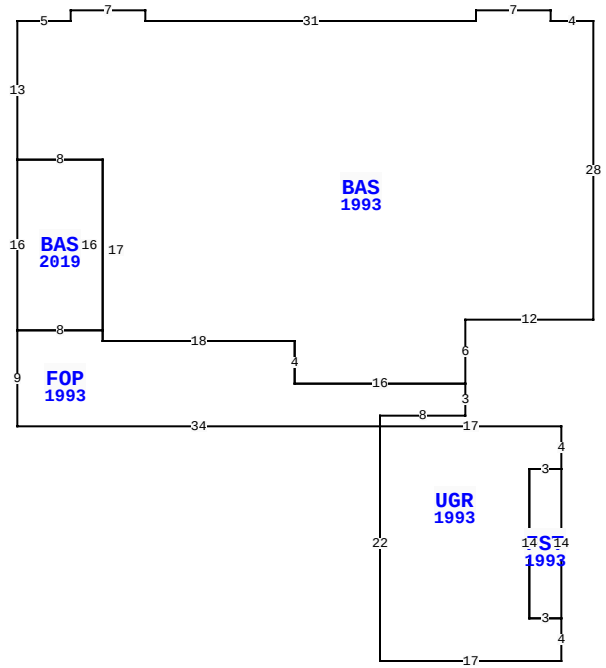
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
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	1,538	100	1,538	348,564
BAS	128	100	128	29,009
FOP	272	30	82	18,584
FST	42	55	23	5,213
UGR	332	45	149	33,768
TOTALS	2,312		1,920	435,139

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,920	170.0996	242.39	465,389	1987	2009	0	0	0	6.50	93.50

1 SFR CUST – 100% - 2019 Heated Area: 1666 HX Base Yr 2019



11 BUCKTHORNE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		435,139
TOTAL MARKET OB/XF VALUE		9,959
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		795,098
SOH/AGL Deduction		330,895
ASSESSED VALUE		464,203
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		414,203
TOTAL JUST VALUE		795,098
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		653,037

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1904367	ADDITION	40,000	04/30/2019
BP3813	N/A	104,685	01/08/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2296/0832	8/07/2019	QC	U	I	11	100
GRANTOR: WALRIVEN AMY L N/K/A						
GRANTEE: DAVIS DEREK & AMY L						
2205/0219	6/20/2018	WD	Q	I	01	560,000
GRANTOR: CHRISTENSEN VICTOR H						
GRANTEE: WALRIVEN AMY LEIGH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 N1 W7 S1 W31 N1 W7 S1 W5 S13 BAS=[YR=2019] S16 FOP=[YR=1993] S9 E34 UGR=[YR=1993] S22 E17 N4 FST=[YR=1993] N14 W3 S14 E3$ W3 N14 E3 N4 W17 $ N1 E8 N3 W16 N4 W18 N1 W8$E8 N16 W8 $E8 S17 E18 S4 E16 N6 E12 N28 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240	
2	0810	CONCRETE A	0	100	0	0	676.00	SF	6.50	6.50	100	1987	1987	3	54.5	2,395	
3	0825	BRICK	0	100	0	0	477.00	SF	12.50	12.50	100	1987	1987	3	84	5,009	
4	1125	CB/STC 6"	0	100	0	0	105.00	SF	5.51	5.51	100	1987	1987	3	54.5	315	

LAND DESCRIPTION

TOTAL OB/XF 9,959

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 07/31/2019 BY DJ Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS