LOT 146
IN OR 1818/367
BEACHWOOD VILLAGE UNIT 2

DROWN DARREL E & DORI
9 BUCKTHORNE DRIVE
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0202-0146-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

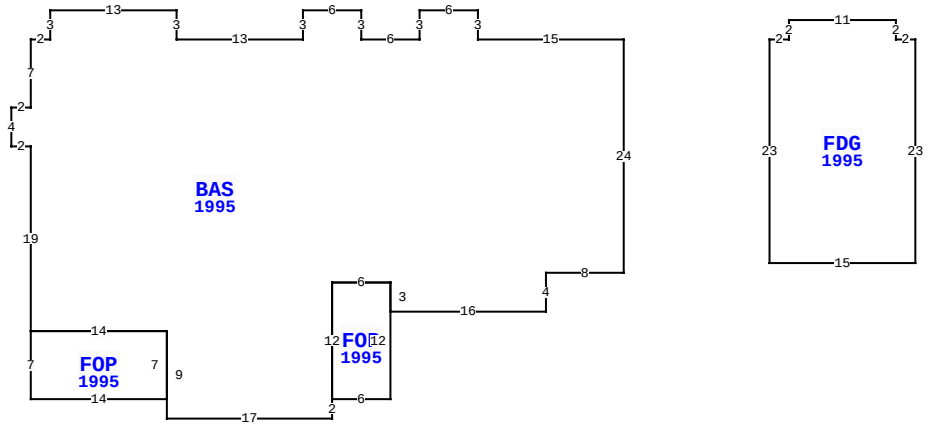
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,956	100	1,956	319,469
FDG	367	60	220	35,932
FOP	72	30	22	3,593
FOP	98	30	29	4,737
TOTALS	2,493		2,227	363,731

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,227	125.2636	178.50	397,520	1995	2005	0	0	0	8.50	91.50

1 SFR CUST – 100% - 2020 Heated Area: 1956 HX Base Yr 2020



9 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		363,731
TOTAL MARKET OB/XF VALUE		10,319
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		724,050
SOH/AGL Deduction		281,299
ASSESSED VALUE		442,751
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		392,751
TOTAL JUST VALUE		724,050
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		602,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9401494	NEW CONSTR	124,750	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1818/0367	10/03/2012	WD	Q	I	02	450,000
GRANTOR: THOMPSON DAVISON W &						
GRANTEE: DROWN DARREL E & DO						
1342/1803	8/18/2005	WD	Q	I		460,000
GRANTOR: WRIGHT LOIS J						
GRANTEE: THOMPSON DAVISON W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W15 N3 W6 S3 W6 N3 W6 S3 W13 N3 W13 S3 W2 S7 W2 S4 E2 S19 FOP=[YR=1995] S7 E14 N7 W14 $ E14 S9 E17 N2 FOP=[YR=1995] E6 N12 W6 S12 $ N12 E6 S3 E16 N4 E8 N24 $ PTR= E15 FDG=[YR=1995] E2 N2 E11 S2 E2 S23 W15 N23 $ W15 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	79	1,580	
2	0811	CONCRETE B	0	100	0	0	614.00	SF	5.20	5.20	100	1995	1995	3	72	2,299	
4	1075	TRELLIS G	0	100	0	0	60.00	SF	35.00	35.00	100	1995	1995	3	24	504	
5	0825	BRICK	0	100	0	0	100.00	SF	12.50	12.50	100	1995	1995	3	91	1,138	
6	1122	CB 6"	0	100	0	0	408.00	SF	5.85	5.85	100	1995	1995	3	72	1,718	
7	0445	BOX FNC 5'	0	100	0	0	42.00	LF	8.10	8.10	100	1995	1995	3	20	68	
8	0446	BOX FNC 6'	0	100	0	0	24.00	LF	20.00	20.00	100	1995	1995	3	20	96	
9	0811	CONCRETE B	0	100	0	0	701.00	SF	5.20	5.20	100	2000	2000	3	80	2,916	

LAND DESCRIPTION

TOTAL OB/XF 10,319

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 04/24/2017 BY DJX Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS