

LOT 4
BEACHWOOD VILLAGE #3 PB 6/70

CUTAJAR JOSEPH J REV TRUST/CUTAJAR JOSEPH J TRUSTE
50 BEACH WOOD RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0203-0004-0000



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	PAGE 1 of 1 5																																																																
Exterior Wall	10	ABOVE AVG 100	0500	01	3,514	101.7000	144.92	509,249	2015	2015	0	0	0	3.00	97.00	VALUATION BY STANDARD																																																															
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2016													Heated Area: 2882													HX Base Yr 2016																																																		
Roof Cover	03	COMP SHNGL 100																																																																													
Interior Wall	05	DRYWALL 100																																																																													
Interior Floo	12	HARDWOOD 100																																																																													
Air Condition	03	CENTRAL 100																																																																													
Heating Type	04	AIR DUCTED 100																																																																													
Bedrooms		3 100																																																																													
Bathrooms		2.5 100																																																																													
Frame	02	WOOD FRAME 100																																																																													
Stories	1.	1. 100																																																																													
Units		0 100																																																																													
Occupancy	00	NONE 100																																																																													
Quality			03	Quality Level 03																																																																											
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	2,450	100	2,450	344,402																																																																											
FGR	720	55	396	55,666																																																																											
FOP	96	30	29	4,077																																																																											
FSP	486	40	194	27,271																																																																											
FST	24	55	13	1,827																																																																											
FUS	432	100	432	60,727																																																																											
TOTALS			4,208	3,514	493,972																																																																										
EXTRA FEATURES			50 BEACH WOOD RD, 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	0855	CONC PAVER	0	100	0	0			1,416.00	SF	7.00				7.00	100	2015	2015	3	96	9,516																																																										
2	0855	CONC PAVER	0	100	0	0			52.00	SF	7.00				7.00	100	2015	2015	3	96	349																																																										
3	0855	CONC PAVER	0	100	4	4			16.00	SF	7.00				7.00	100	2015	2015	3	96	108																																																										
4	0855	CONC PAVER	0	100	4	4			16.00	SF	7.00				7.00	100	2015	2015	3	96	108																																																										
5	0504	FP-ELECTRI	0	100	0	0			1.00	UT	2,000.00				2,000.00	100	2015	2015	3	97	1,940																																																										
6	0442	STK FNC 5'	0	100	0	0			32.00	LF	8.10				8.10	100	2015	2015	3	74	192																																																										
7	1076	TRELLIS A	0	100	30	3			90.00	SF	7.50				7.50	100	2015	2015	3	81	547																																																										
LAND DESCRIPTION			TOTAL OB/XF 12,760																																																																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES																																																													
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000																																																														
REVIEW DATE 03/08/2023 BY DJ																				Total Acres: 0.00										Total Land Value: 350,000										Market: 0										Agricultural: 0										Common: 350,000										PRINTED 08/02/2023 BY SYS									