

LINDBERG ERIC J & CLAUDEEN
42 BEACH WALKER RD
FERNANDINA BEACH, FL 32034

01-6N-29-0450-0001-0000

LOTS 1 & 2
IN OR 1407/289
DUNES COURT SUB PB 4/66

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42 BEACH WALKER RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0450-0001-0000



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 2 of 2 5										
																			VALUATION SUMMARY										
VALUATION BY																		STANDARD											
Tax Group: 5																		Tax Dist:											
BUILDING MARKET VALUE																		2,326,743											
TOTAL MARKET OB/XF VALUE																		67,041											
TOTAL LAND VALUE - MARKET																		1,870,000											
TOTAL MARKET VALUE																		4,263,784											
SOH/AGL Deduction																		1,608,101											
ASSESSED VALUE																		2,655,683											
TOTAL EXEMPTION VALUE																		HX HB 50,000											
BASE TAXABLE VALUE																		2,605,683											
TOTAL JUST VALUE																		4,263,784											
NCON VALUE																		0											
INCOME VALUE																													
PREVIOUS YEAR MKT VALUE																		3,671,648											
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																									
TOTALS																		BLD DATE XF DATE INC DATE											
EXTRA FEATURES																		LGL DATE LAND DATE AG DATE											
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													
11	0830	FLAGSTONE	0 100	5	3	15.00	SF	12.00	12.00	100	2006	2006	3	88	158														
12	0092	AUTO GATE	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	31	1,085														
LAND DESCRIPTION																		TOTAL OB/XF 1,243											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
REVIEW DATE 03/13/2018 BY DJX Total Acres: 0.00 Total Land Value: 1,870,000 Market: 0 Agricultural: 0 Common: 1,870,000 PRINTED 08/02/2023 BY SYS																													