LOT 8
DUNES COURT SUB PB 4/66

ZEN TRUST/GORMAN MEGAN TRUSTEE
434 JACKSON STREET SUITE A
SAN FRANCISCO, CA 94111

2023

01-6N-29-0450-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

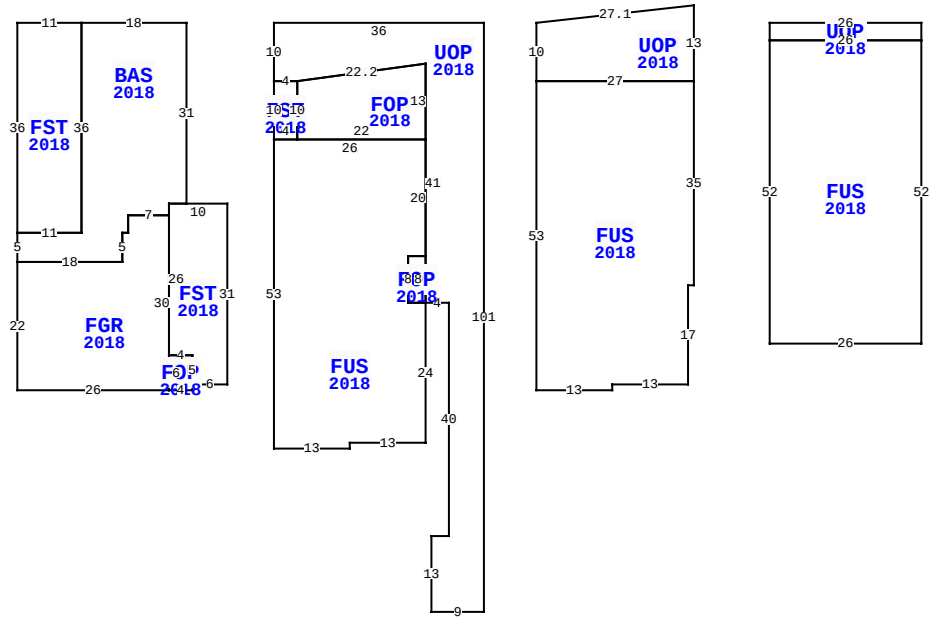
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Foundation	06	PIERS CONC 100
Bedrooms		3 100
Bathrooms		4 100
Frame	03	MASONRY 100
Stories	5.	5. 100
Units		0 100
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	702	100	702	281,417
FAT	625	20	125	50,110
FGR	633	55	348	139,506
FOP	24	30	7	2,806
FOP	24	30	7	2,806
FOP	253	30	76	30,467
FST	40	55	22	8,819
FST	290	55	160	64,141
FST	396	55	218	87,392
FUS	1,341	100	1,341	537,578
TOTALS	8,965		6,395	2,563,620

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	6,395	287.0615	409.06	2,615,939	2018	2018	0	0	0	2.00	98.00

2 SFR CUST – 0% - 0 Heated Area: 5266 HX Base Yr



** This building has 16 Sub-Areas

56 BEACH WALKER RD, 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	2,563,620
TOTAL MARKET OB/XF VALUE	120,229
TOTAL LAND VALUE - MARKET	1,100,000
TOTAL MARKET VALUE	3,783,849
SOH/AGL Deduction	386,428
ASSESSED VALUE	3,397,421
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,397,421
TOTAL JUST VALUE	3,783,849
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,088,565

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801740	CO ISSUED	0	02/16/2018
B1631622	SWIM POOL	2,800	01/01/2016
B1429444	NEW CONSTR	777,124	10/01/2014
B1429445	DEMOLITION	35,000	10/01/2014
B19367	REMODEL	32,000	01/01/2007
R991984	REPAIR/RRF	5,400	09/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2614/0851	1/13/2023	TD	U	I	11	100
GRANTOR: O'DAY FAMILY REVOCABL						
GRANTEE: ZEN TRUST						
2348/0548	3/05/2020	TD	U	I	11	100
GRANTOR: O'DAY MARA G REV TRUS						
GRANTEE: O'DAY FAMILY REVOCA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W18 FST=[YR=2018] W11 S36 E11 N36$ S36 W11 S5 FGR=[YR=2018] S22 E26 FOP=[YR=2018] E4 N1 FST=[YR=2018] E6 N31 W10 S26 E4 S5$ N5 W4 S6 $ N30 W7 S3 W1 S5 W18$ E18 N5 E1 N3 E7 N2 E3 N31$ PTR=E15 UOP=[YR=2018] E36 S101 W9 N13 E3 N40 W4 FOP=[YR=2018] N8 FUS=[YR=2018] N20 FOP=[YR=2018] N13 D3 L22 FST=[YR=2018] W4 S10E4N10$ S10 E22$ W26S53E13N1 E13N24W3N8E3$W3S8E3$N41 D3 L22 W4 N10$ W15$ PTR=E60 UOP=[YR=2018] U3 R27 S13 FUS=[YR=2018] S35 W1S17W13S1W13N53E27$ W27N10$ W60$ PTR=E100 UOP=[YR=2018] E26S3 FUS=[YR=2018] S52 W26 N52 E26$ W26 N3$ W100$FAT=[YR=2018] 625$ SFB=[YR=2018] 432$.

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	0	0	0	4.00	UT	2,000.00	2,000.00	100	2018	2018	3	99	7,920	
2	0861	POOL GUNIT	0	0	0	0	180.00	SF	212.50	212.50	100	2018	2018	3	90	34,425	
3	0855	CONC PAVER	0	0	0	0	4,350.00	SF	15.00	15.00	100	2018	2018	3	98	63,945	
4	1126	CB/STC 8"	0	0	0	0	1,630.00	SF	8.00	8.00	100	2018	2018	3	98	12,779	
5	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1984	1984	3	58	1,160	

LAND DESCRIPTION

TOTAL OB/XF 120,229

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	000120	C	SFR OCN FT	0		RG-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	1,100,000.00	1,100,000.00	1,100,000							

REVIEW DATE 08/02/2018 BY DJ Total Acres: 0.00 Total Land Value: 1,100,000 Market: 0 Agricultural: 0 Common: 1,100,000 PRINTED 08/02/2023 BY SYS