

LOT 22
SEA MARSH VILLAGE #1 PB 4/11

OVERDYK MARK A & KARLA M
2055 BEACHWOOD ROAD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-1900-0022-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	12	HARDWOOD 20
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	10
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NEIGHBORHOOD/LOC	10001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,626	100	3,626	492,125
BAS	204	100	204	27,687
FGR	512	55	282	38,273
FOP	150	30	45	6,108
FOP	224	30	67	9,093

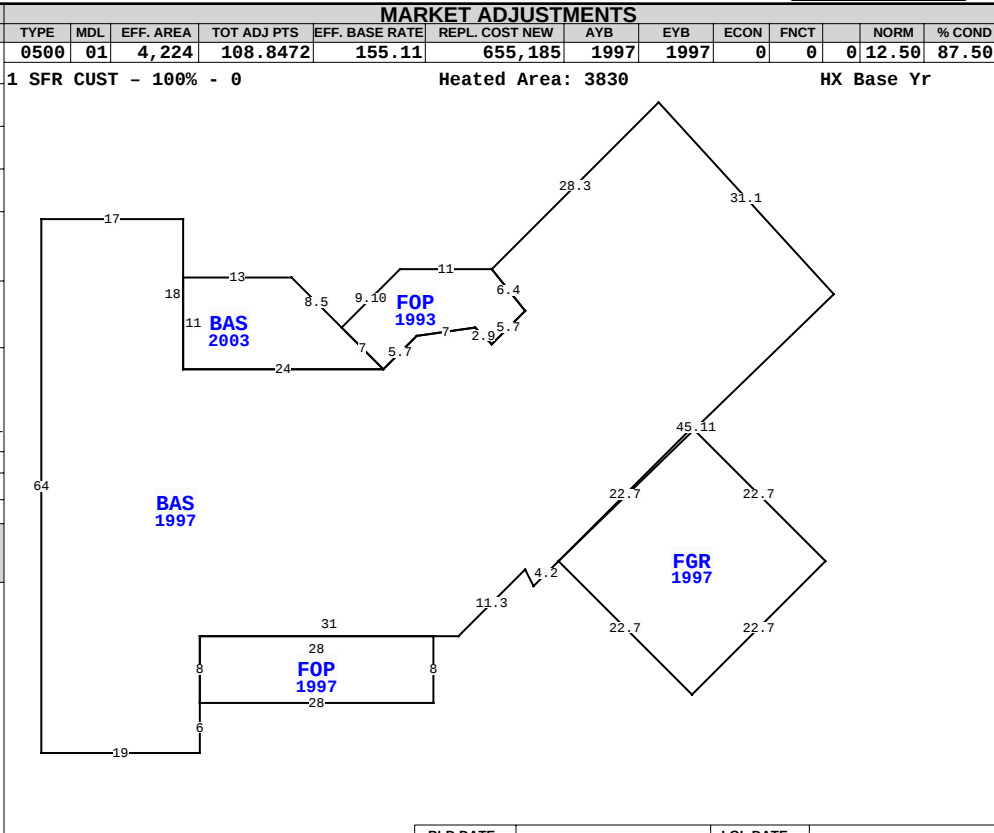
TOTALS	4,716		4,224	573,287
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EXTRA FEATURES		
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	1997	1997	3	81	1,620
2	0812	CONCRETE C	0	100	0	0		2,321.00	SF 4.00	4.00	100	1997	1997	3	75	6,963
3	1125	CB/STC 6"	0	100	0	0		68.00	SF 7.35	7.35	100	1997	1997	3	75	375
4	0810	CONCRETE A	0	100	0	0		85.00	SF 6.50	6.50	100	1997	1997	3	75	414
5	0858	SCULP CONC	0	100	0	0		103.00	SF 13.00	13.00	100	1997	1997	3	93	1,245
6	0600	SUMMER KIT	1	100	0	0		1.00	UT 5,000.00	5,000.00	100	2023	2000	20		1,000

LAND DESCRIPTION		
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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
1	000140	C	SFR GOLF A	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	600,000.00	600,000.00	600,000							



1	WILLOW POND RD, FERNANDINA BEACH
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BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
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TOTAL OB/XF			11,617
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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
1	000140	C	SFR GOLF A	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	600,000.00	600,000.00	600,000							

NASSAU COUNTY PROPERTY			PAGE 1 of 1	5
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VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		573,287
TOTAL MARKET OB/XF VALUE		11,617
TOTAL LAND VALUE - MARKET		600,000
TOTAL MARKET VALUE		1,184,904
SOH/AGL Deduction		580,535
ASSESSED VALUE		604,369
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		554,369
TOTAL JUST VALUE		1,184,904
NCON VALUE		1,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		810,835

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R035360	REPAIR/RRF	1,500	08/01/2003
B960368	NEW CONSTR	210,000	10/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2624/1557	3/10/2023	WD	Q	I	02	1,400,000
GRANTOR: KROLL LOIS ANN						
GRANTEE: OVERDYK MARK A & KA						
1739/0430	5/02/2011	WD	U	I	30	100
GRANTOR: KROLL LOIS ANN & ARNO						
GRANTEE: KROLL LOIS ANN & AR						

BUILDING NOTES		
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BUILDING DIMENSIONS		
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BAS=[YR=1997] U23 L21 L20 D20 FOP=[YR=1993] W11 D7 L7
BAS=[YR=2003] U6 L6 W13 S11 E24 U5 L5 \$ R5 D5 U4 R4 U1
R7 D2 R2 U4 R4 U5 L4 \$ D5 R4 D4 L4 U2 L2 D1 L7 D4 L4
W24 N18 W17 S64 E19 N6 FOP=[YR=1997] E28 N8 W28 S8\$ N8 E31
U8 R8 D2 R1 U3 R3 FGR=[YR=1997] D16 R16 U16 R16 U16 L16
L16 D16 \$ U32 R33 \$.