VILLA UNIT #2057
IN OR 2183/707
BEACH WOOD VILLAS

MCHENRY WILLIAM L &/BYARS CAROL L
2057 BEACH WOOD ROAD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-V160-2057-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View	GOLFCOURSE	GOLFCOURSE 100
Desirability	TOWNHOUSE	TOWNHOUSE 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		3 100
Bathrooms		3.5 100
Oth Rooms		3 100
Quality	03	Quality Level 03

DOR CODE 0400 CONDOMINIUM
MAP NUM
MKT AREA 10
NEIGHBORHOOD/LOC 10012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	0		0	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8316000		0				1974	1974	100	100	0		

1 CONDO – 0% - 0 SQFT=1690 HX Base Yr

BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE

2057 BEACH WOOD RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 5

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	600,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	600,000
SOH/AGL Deduction	122,703
ASSESSED VALUE	477,297
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	477,297
TOTAL JUST VALUE	600,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	530,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008928	REMODEL	45,000	10/10/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2183/0707	3/08/2018	WD	Q	I	01	425,000
GRANTOR: MURRAY KEVIN						
GRANTEE: MCHENRY WILLIAM L &						
2144/0170	8/31/2017	WD	Q	I	01	180,000
GRANTOR: YATES GEORGE						
GRANTEE: MURRAY KEVIN						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/14/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS