



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,245	100	2,245	298,870
FGR	484	55	266	35,412
FOP	64	30	19	2,530
FOP	227	30	68	9,053
TOTALS	3,020		2,598	345,864

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,598	124.2000	155.25	403,340	1994	2004	0	0	0 14.25	85.75
1 SNGL FAM - 100% - 2020 Heated Area: 2245 HX Base Yr 2020											
2130 LAURA LEIGH CT, FERNANDINA BEACH											
BLD DATE: 03/13/2024 MLU											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100
2	0812	CONCRETE C	0	100	0	0	1,189.00	SF	4.00	4.00	100
3	0810	CONCRETE A	0	100	0	0	36.00	SF	6.50	6.50	100
4	0845	KOOL DECK	0	100	0	0	736.00	SF	7.25	7.25	100
5	0861	POOL GUNIT	0	100	0	0	373.00	SF	85.00	85.00	100
6	0940	SHEDS/PORT	0	100	10	8	80.00	SF	21.30	21.30	100

YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1994	1994	3	76	1,520	
1994	1994	3	68	3,234	
1994	1994	3	68	159	
1994	1994	3	68	3,628	
1994	1994	3	20	6,341	
2000	2000	3	20	341	

LAND DESCRIPTION					TOTAL OB/XF										15,223									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							
REVIEW DATE		01/14/2021		BY		KBA		Total Acres: 0.00		Total Land Value: 250,000		Market: 0		Agricultural: 0		Common: 250,000		PRINTED 08/06/2024 BY SYS						

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		345,864	
TOTAL MARKET OB/XF VALUE		15,223	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		611,087	
SOH/AGL Deduction		210,001	
ASSESSED VALUE		401,086	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		351,086	
TOTAL JUST VALUE		611,087	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		526,900	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9400830	SWIM POOL	12,700	03/01/1994
B9300654	NEW CONSTR	101,286	10/01/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2626/1294	3/21/2023	WD	U	I	11
GRANTOR: BEAHM SCOTT L & MARY					
GRANTEE: BEAHM FAMILY REVOCO					
2302/1441	9/09/2019	WD	Q	I	02
GRANTOR: EI WILLIAM W & BONITA					
GRANTEE: BEAHM SCOTT L & MAR					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=1994] W26 BAS=[YR=1994] W8 N5 W20 S15 W3 S33 FGR=[YR=1994] S22 E22 N22 W22 \$ E22 N2 E12 FOP=[YR=1994] S5 E8 N8 W8 S3 \$ N3 E8 S6 E15 N34 W3 N3 W11 S3 W12 N10 \$ S10 E12 N3 E11 S3 E3 N10 \$.											