LOT 1
SHADOW WOODS SUB PB 4/88

HUBERT BENJAMIN FORSYTH
1 BEACHWALKER RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0610-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

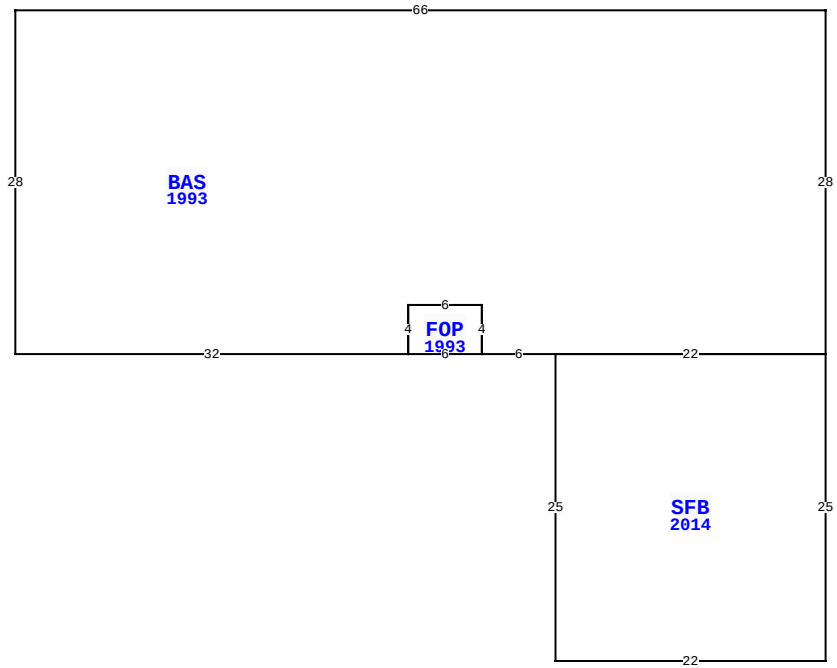
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,824	100	1,824	163,352
FOP	24	30	7	627
SFB	550	80	440	39,405
TOTALS	2,398		2,271	203,383

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,271	118.5800	112.65	255,828	1982	1982	0	0	0	20.50	79.50

1 SINGLE FAM – 0% - 2024 Heated Area: 2264 HX Base Yr



1383 SHADOW WOODS LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	203,383
TOTAL MARKET OB/XF VALUE	19,149
TOTAL LAND VALUE - MARKET	315,000
TOTAL MARKET VALUE	537,532
SOH/AGL Deduction	0
ASSESSED VALUE	537,532
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	537,532
TOTAL JUST VALUE	537,532
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	528,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1427335	ENCL FGR	0	03/01/2014
7920	SWIM POOL	4,900	03/11/1992
7810	SWIM POOL	14,000	01/31/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2654/919	7/17/2023	WD	Q	I	01	550,000
GRANTOR: BARCARO MARY ANN						
GRANTEE: HUBERT BENJAMIN FOR						
0772/1369	10/02/1996	WD	Q	I		116,000
GRANTOR: BINGHAM MARGARET H &						
GRANTEE: BARCARO ANTHONY D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S28 E32 FOP=[YR=1993] E6 N4W6 S4$ N4 E6 S4 E6 SFB=[YR=2014] S25E22 N25 W22$ E22 N28$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	51.5	1,803	
2	0811	CONCRETE B	0	0	0	0	625.00	SF	5.20	5.20	100	1982	1982	3	38	1,235	
3	0861	POOL GUNIT	0	0	0	0	528.00	SF	85.00	85.00	100	1991	1991	3	20	8,976	
4	0845	KOOL DECK	0	0	0	0	853.00	SF	7.25	7.25	100	1991	1991	3	62	3,834	
5	0910	SCRN RM L	0	0	0	0	1,303.00	SF	10.20	10.20	100	1991	1991	3	20	2,658	
6	0940	SHEDS/PORT	0	0	16	10	160.00	SF	20.10	20.10	100	1998	1998	3	20	643	

LAND DESCRIPTION

TOTAL OB/XF 19,149

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	000100	C	SFR	0	0005	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	350,000.00	315,000.00	315,000							

REVIEW DATE 08/14/2019 BY DJA Total Acres: 0.00 Total Land Value: 315,000 Market: 0 Agricultural: 0 Common: 315,000 PRINTED 08/06/2024 BY SYS