

LOT 1
IN OR 2104/1051
BEACH WALKER VILLAGE PBK 4/14

GRUEHL JOHN J &/BOWMAN-BELL NORMA
8102 THOREAU DR
BETHESDA, MD 20817

2024

01-6N-29-0200-0001-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	12 CEDAR 50
Exterior Wall	16 WD FR STUC 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 90
Interior Wall	08 DECORATIVE 10
Interior Floor	12 HARDWOOD 80
Interior Floor	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100
Occupancy	00 NONE 100
Quality	04 Quality Level 04
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	2,113	100	2,113	295,201
BAS	209	100	209	29,199
DCK	1,128	10	113	15,787
FGR	725	55	399	55,743
FOP	25	30	8	1,118
FUS	771	100	771	107,714
PTO	100	5	5	698
TOTALS	5,071		3,618	505,460

EXTRA FEATURES		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	1.00	UT	2,000.00	2,000.00	100	1981	1981	3	49	980	
2	0812	CONCRETE C	0	0	0	2,230.00	SF	4.00	4.00	100	1981	1981	3	35	3,122	
3	0810	CONCRETE A	0	0	0	89.00	SF	6.50	6.50	100	1981	1981	3	35	202	

LAND DESCRIPTION		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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	650,000.00	650,000.00	650,000							

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	3,618	108.2970	162.45	587,744	1981	1995	0	0	0	14.00	86.00

1 SFR CUST - 0% - 0

Heated Area: 3093

HX Base Yr

The diagram shows a property lot divided into several areas, each labeled with a code and year. The areas and their dimensions are:

- BAS 1993**: A large central area with dimensions 32, 44, 19, 29, 11, 19, 15, 9, 10, 1

10 BEACH WALKER RD, FERNANDINA BEACH										XF DATE							LAND DATE		05/07/2024		MLU	
										INC DATE							AG DATE					
UNITS		UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES											
1.00		UT	2,000.00	2,000.00	100	1981	1981	3	49	980												
2,230.00		SF	4.00	4.00	100	1981	1981	3	35	3,122												
89.00		SF	6.50	6.50	100	1981	1981	3	35	202												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		505,460	
TOTAL MARKET OB/XF VALUE		4,304	
TOTAL LAND VALUE - MARKET		650,000	
TOTAL MARKET VALUE		1,159,764	
SOH/AGL Deduction		412,192	
ASSESSED VALUE		747,572	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		747,572	
TOTAL JUST VALUE		1,159,764	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,087,595	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7472	REPAIR/RRF	4,200	08/22/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2104/1051	2/15/2017	WD Q	Q	I	01	520,000
GRANTOR: GILLIAM THOMAS A & JA						
GRANTEE: GRUEHL JOHN J & NOR						
0924/0013	3/14/2000	WD Q	Q	I		369,000
GRANTOR: SKWIERTZ ALBERT A & M						
GRANTEE: GILLIAM THOMAS & JA						

BUILDING NOTES	
BUILDING DIMENSIONS	
DCK=[YR=2011] W4 U6 L9 W13 D8 L10 W18 D6 L9 S8	
BAS=[YR=1993] S32 PTO=[YR=1993] W10 S10 FGR=[YR=1993] S29 E25	
N29 W25\$ E10 N10\$ S10 E15 N9 E15 FOP=[YR=1993] E5N5 W5 S5\$ N5	
E5 S5 E9 BAS=[YR=2011] S11 E19 N11 W19\$ E19 N29 W19 N4 W44\$	
E44 S4 E19 N20\$ PTR=E80 FUS=[YR=1993] E7 S8 E22 S5 E19 S13	
W28 N9 W6 S9 W14 N26\$ W80\$.	