LOTS 2 & 3
IN OR 944/1004
BEACH WALKER VILLAGE PB 4/14

CLARK CHRISTINE
12 BEACHWALKER RD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-0200-0002-0000

BUILDING CHARACTERISTICS

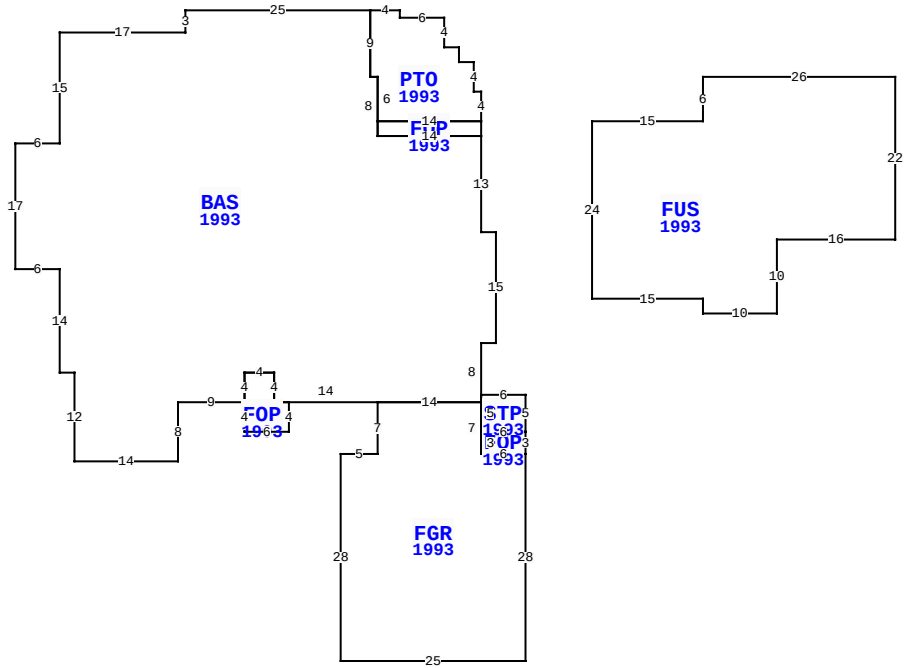
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	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	2,943	100	2,943	401,909
FGR	798	55	439	59,951
FOP	18	30	5	683
FOP	28	30	8	1,092
FOP	40	30	12	1,639
FUS	1,032	100	1,032	140,935
PTO	178	5	9	1,229
STP	30	10	3	410
TOTALS	5,067		4,451	607,847

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,451	109.0320	163.55	727,961	1983	1990	0	0	0	16.50	83.50

1 SFR CUST - 100% - 2001 Heated Area: 3975 HX Base Yr



12 BEACH WALKER RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		607,847
TOTAL MARKET OB/XF VALUE		4,506
TOTAL LAND VALUE - MARKET		975,000
TOTAL MARKET VALUE		1,587,353
SOH/AGL Deduction		57,093
ASSESSED VALUE		1,530,260
TOTAL EXEMPTION VALUE	13	1,530,260
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,587,353
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,485,689

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23991	REPAIR/RRF	12,000	10/01/2010
0144	REPAIR/RRF	917	11/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0944/1004	8/11/2000	WD	Q	I		555,000
GRANTOR: ROACH F D						
GRANTEE: CLARK HUBERT L SR &						
0479/0278	1/01/1986	WD	Q	I		300,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] N4 W1 N4 W2 N2 W2 N4 W6 N1W4 BAS=[YR=1993] W25 S3 W17 S15 W6 S17 E6 S14 E2 S12 E14 N8 E9 FOP=[YR=1993] S4E6 N4 W2 N4 W4 S4$ N4 E4 S4 E14 FGR=[YR=1993] S7 W5 S28 E25 N28 FOP=[YR=1993] N3 STP=[YR=1993] N5 W6 S5 E6$ W6 S3 E6$ W6 N7 W14$ E14 N8 E2 N15 W2 N13 FOP=[YR=1993] N2 W14 S2 E14$ W14 N8 W1 N9$ S9 E1 S6 E14$ PTR=E15 FUS=[YR=1993] E15 N6 E26 S22 W16 S10 W10N2 W15 N24$ W15$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1983	1983	3	54	1,080	
2	0812	CONCRETE C	0	100	0	0	1,960.00	SF	4.00	4.00	100	1983	1983	3	41	3,214	
3	1100	VAC SYSTEM	0	100	0	0	1.00	UT	800.00	800.00	100	1983	1983	3	20	160	
4	0850	PEBBLE WLK	0	100	9	4	36.00	SF	3.50	3.50	100	1983	1983	3	41	52	

LAND DESCRIPTION

TOTAL OB/XF 4,506

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	000140	C	SFR GOLF A	100		RSF-1	0.00	0.00	2.00	LT		1.00	1.00	0.75	650,000.00	487,500.00	975,000							

REVIEW DATE 01/16/2024 BY KBA Total Acres: 0.00 Total Land Value: 975,000 Market: 0 Agricultural: 0 Common: 975,000 PRINTED 08/06/2024 BY SYS