LOT 18
BEACH WALKER VILLAGE PB 4/14

M&D FLORIDA PROPERTIES LLC
P O BOX 369
AMELIA, OH 45102-0369

2024

01-6N-29-0200-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

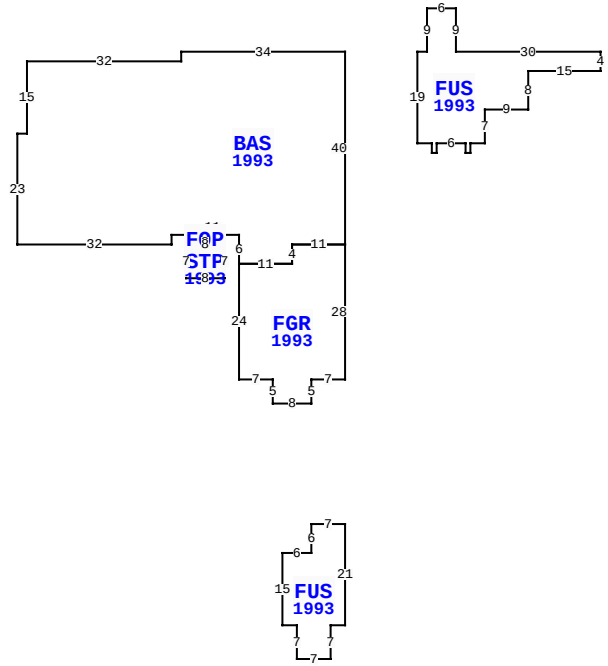
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	03	Quality Level 03
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	2,638	100	2,638	440,224
FGR	612	55	337	56,238
FOP	16	30	5	835
FUS	286	100	286	47,727
FUS	492	100	492	82,104
STP	56	10	6	1,001
TOTALS	4,100		3,764	628,130

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,764	135.6741	203.51	766,012	1987	1987	0	0	0	18.00	82.00

1 SFR CUST – 0% - 0 Heated Area: 3416 HX Base Yr



29 CANVASBACK RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	628,130
TOTAL MARKET OB/XF VALUE	14,974
TOTAL LAND VALUE - MARKET	500,000
TOTAL MARKET VALUE	1,143,104
SOH/AGL Deduction	118,105
ASSESSED VALUE	1,024,999
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,024,999
TOTAL JUST VALUE	1,143,104
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,065,815

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5506	REMODEL	4,860	02/08/1989
5701	REMODEL	1,000	02/08/1989
2908	H/AC	200	02/08/1989
3387	NEW BATH	0	02/08/1989
BP 4062	N/A	92,875	05/01/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2480/1362	7/02/2021	TD	U	I	11	100
GRANTOR: MEAKIN DONNA H IRREV						
GRANTEE: M&D FLORIDA PROPERT						
2480/1359	6/29/2021	TD	U	I	30	950,000
GRANTOR: MEAKIN DONNA H IRREV						
GRANTEE: M&D FLORIDA PROPERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S2 W32 S15 W2 S23 E32 N2 E3 FOP=[YR=1993] S2 STP=[YR=1993] S7 E8 N7 W8$ E8 N2 W8$ E11 S6 FGR=[YR=1993] S24 E7 S5 E8 N5 E7 N28 W11 S4 W11$ E11 N4 E11 N40$ PTR= E15 FUS=[YR=1993] E2 N9 E6 S9 E30 S4 W15 S8 W9 S7 W3 S2 W1 N2 W6 S2 W1 N2 W3 N19$ W15$ PTR= S98 FUS=[YR=1993] S21 W3 S7 W7 N7 W3 N15 E6 N6 E7 $ N98 $.

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	0812	CONCRETE C	0	0	0	0	2,763.00	SF	4.00	4.00	100	1987	1987	3	52	5,747	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	62	1,240	
3	1126	CB/STC 8"	0	0	0	0	266.00	SF	8.00	8.00	100	1987	1987	3	52	1,107	
4	0858	SCULP CONC	0	0	0	0	611.00	SF	13.00	13.00	100	1987	1987	3	83	6,593	
5	1124	CB/STC 4"	0	0	0	0	85.00	SF	6.50	6.50	100	1987	1987	3	52	287	

LAND DESCRIPTION

TOTAL OB/XF 14,974

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	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							

REVIEW DATE 04/21/2020 BY DJA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 08/06/2024 BY SYS