LOT 22
IN OR 2159/1031
BEACH WALKER VILLAGE PB 4/14

DUCHARME JAMES W & JANE M
39 BEACH WALKER ROAD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-0200-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

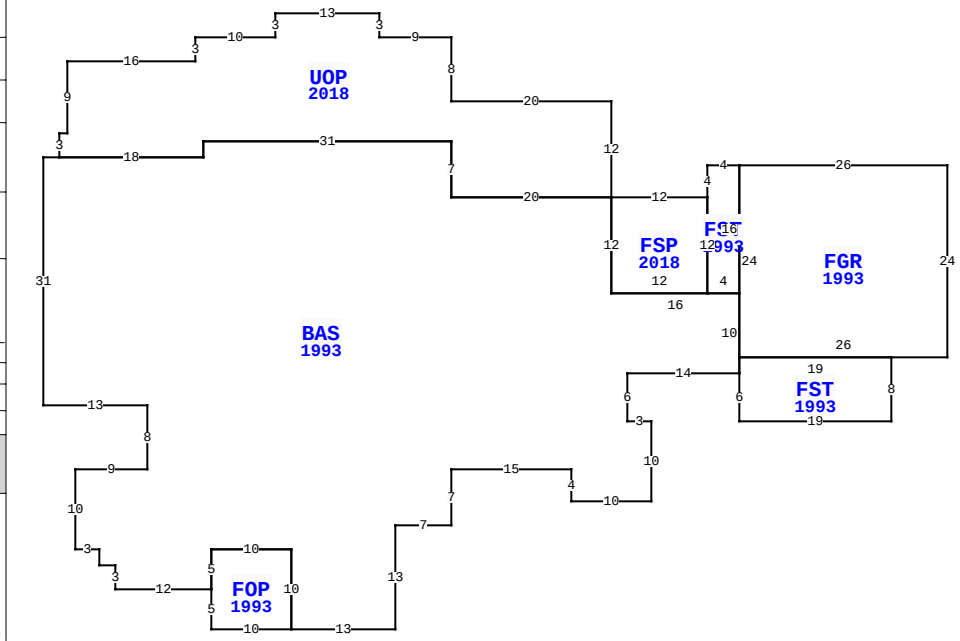
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	3,512	100	3,512	480,966
FGR	624	55	343	46,973
FOP	100	30	30	4,109
FSP	144	40	58	7,943
FST	64	55	35	4,793
FST	152	55	84	11,504
UOP	892	20	178	24,377
TOTALS	5,488		4,240	580,666

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,240	103.9280	155.89	660,974	1988	1998	0	0	0	12.15	87.85

1 SFR CUST – 100% - 2022 Heated Area: 3512 HX Base Yr 2022



39 BEACH WALKER RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		580,666
TOTAL MARKET OB/XF VALUE		39,007
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,119,673
SOH/AGL Deduction		132,702
ASSESSED VALUE		986,971
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		936,971
TOTAL JUST VALUE		1,119,673
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,035,822

PERMIT NUM	DESCRIPTION	AMT	ISSUED
210433	SWIM POOL	0	02/01/2021
B1804160	REMODEL	6,600	04/25/2018
4461	NEW CONSTR	183,000	10/28/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2159/1031	11/20/2017	WD	Q	I	01	625,300
GRANTOR: ROMAN PAUL M & TERRY						
GRANTEE: DUCHARME JAMES W &						
1259/0369	9/15/2004	WD	Q	I		740,000
GRANTOR: MAZUREK CHARLES D & J						
GRANTEE: ROMAN PAUL M & TERR						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W26 FST=[YR=1993] W4 S4 FSP=[YR=2018] W12
UOP=[YR=2018] N12 W20 N8W9 N3 W13 S3 W10 S3 W16 S9 W1 S3
BAS=[YR=1993] W2 S31 E13 S8 W9 S10 E3 S2 E2 S3 E12
FOP=[YR=1993] S5 E10 N10 W10 S5 $ N5 E10 S10 E13 N13 E7 N7
E15 S4 E10 N10 W3 N6 E14 FST=[YR=1993] S6 E19 N8 W19 S2 $
N10 W16 N12 W20 N7 W31 S2 W18 $ E18 N2 E31 S7 E20 $ S12 E12
N12 $ S12 E4 N16 $ S24 E26 N24 $.

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	1242	WD DECK A	0	100	0	0	60.00	SF	10.00	10.00	100	1988	1988	3	20	120	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	64	1,280	
3	0812	CONCRETE C	0	100	0	0	2,241.00	SF	4.00	4.00	100	1988	1988	3	54.5	4,885	
4	1125	CB/STC 6"	0	100	0	0	1,151.00	SF	7.35	7.35	100	1988	1988	3	54.5	4,611	
5	0446	BOX FNC 6'	0	100	0	0	36.00	LF	20.00	20.00	100	1988	1988	3	20	144	
6	1126	CB/STC 8"	0	100	0	0	276.00	SF	8.00	8.00	100	1988	1988	3	54.5	1,203	
7	0861	POOL GUNIT	0	100	0	0	240.00	SF	85.00	85.00	100	2021	2021	3	95	19,380	
8	0855	CONC PAVER	0	100	0	0	372.00	SF	15.00	15.00	100	2021	2021	3	99	5,524	
9	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	93	1,860	

LAND DESCRIPTION

TOTAL OB/XF 39,007

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	100		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 02/07/2022 BY DJ Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 08/06/2024 BY SYS