LOT 25
BEACH WALKER VILLAGE PB 4/14

JONES PAULA F & PETER H
1029 ANDOVER DRIVE
NORTHVILLE, MI 48167

2024

01-6N-29-0200-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

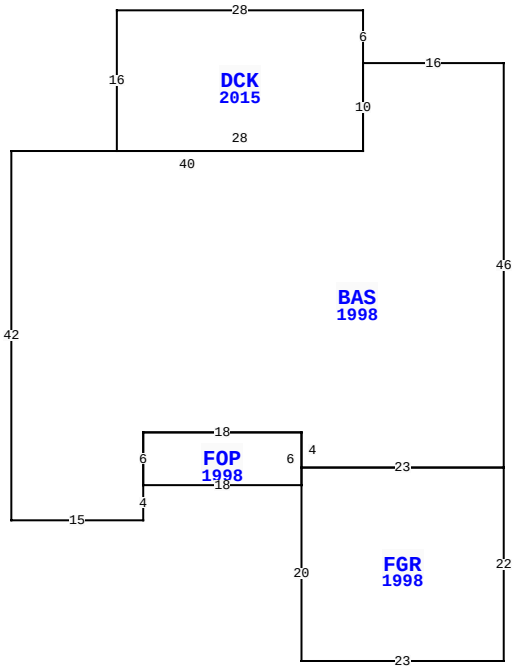
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	2,194	100	2,194	436,290
DCK	448	10	45	8,949
FGR	506	55	278	55,282
FOP	108	30	32	6,363
TOTALS	3,256		2,549	506,883

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,549	146.4883	219.73	560,092	1998	2003	0	0	0	9.50	90.50

1 SFR CUST – 0% - 0 Heated Area: 2194 HX Base Yr



43 BEACH WALKER 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	506,883
TOTAL MARKET OB/XF VALUE	6,486
TOTAL LAND VALUE - MARKET	500,000
TOTAL MARKET VALUE	1,013,369
SOH/AGL Deduction	91,726
ASSESSED VALUE	921,643
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	921,643
TOTAL JUST VALUE	1,013,369
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	941,419

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704174	NEW CONSTR	165,000	08/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2433/1451	2/12/2021	WD	Q	I	01	839,000
GRANTOR: GINN MICHAEL W & JEAN						
GRANTEE: JONES PAULA F & PET						
1163/1670	8/20/2003	WD	Q	I		500,000
GRANTOR: HANSEN W BRUCE & JUDY						
GRANTEE: GINN MICHAEL W & JE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W16 DCK=[YR=2015] N6 W28 S16 E28 N10 $ S10 W40 S42 E15 N4 FOP=[YR=1998] E18 FGR=[YR=1998] S20 E23 N22 W23 S2 $ N6 W18 S6 $ N6 E18 S4 E23 N46 $.

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	81	1,620	
2	0810	CONCRETE A	0	0	0	0	824.00	SF	6.50	6.50	100	1998	1998	3	75	4,017	
3	0810	CONCRETE A	0	0	0	0	125.00	SF	6.50	6.50	100	1998	1998	3	75	609	
4	1126	CB/STC 8"	0	0	0	0	40.00	SF	8.00	8.00	100	1998	1998	3	75	240	

LAND DESCRIPTION

TOTAL OB/XF 6,486

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		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 01/16/2024 BY KBA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 08/06/2024 BY SYS