LOT 26
IN OR 752 PG 1111
BEACH WALKER VILLAGE PB 4/14

RUBIN GARY M & JACQUELINE S
45 BEACH WALKER RD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-0200-0026-0000

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

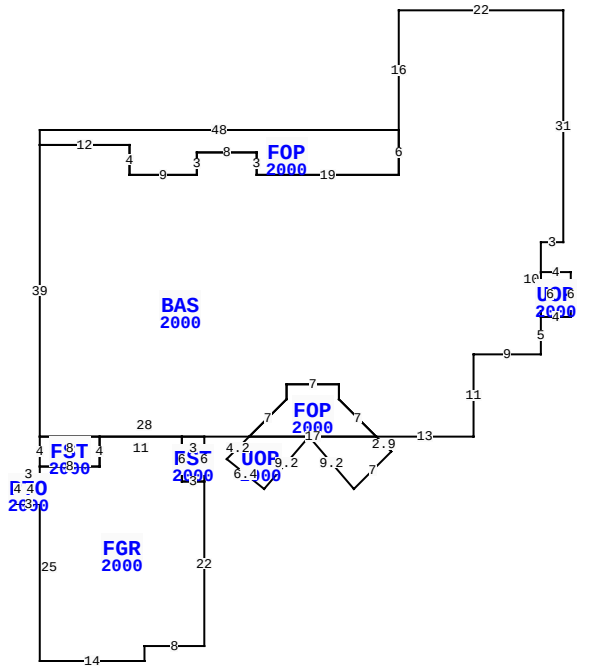
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 10
NEIGHBORHOOD/LOC 10001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,755	100	2,755	526,140
FGR	594	55	327	62,450
FOP	74	30	22	4,202
FOP	216	30	65	12,414
FST	18	55	10	1,910
FST	32	55	18	3,437
PTO	12	5	1	191
UOP	24	20	5	955
UOP	83	20	17	3,247
TOTALS	3,808		3,220	614,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,220	143.0563	214.58	690,948	2000	2000	0	0	0	11.00	89.00

1 SFR CUST – 100% - 2001 Heated Area: 2755 HX Base Yr 2001



45 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		614,944
TOTAL MARKET OB/XF VALUE		15,495
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,130,439
SOH/AGL Deduction		627,457
ASSESSED VALUE		502,982
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		452,982
TOTAL JUST VALUE		1,130,439
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,053,608

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B006740	SWIM POOL	17,000	01/01/2000
B9906687	NEW CONSTR	155,000	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0752/1111	2/27/1996	WD	Q	V		53,000
GRANTOR: WHITTIER ROBERT & SAL						
GRANTEE: RUBIN GARY & JACQUE						
0587/0739	1/04/1990	WD	Q	V		55,000
GRANTOR: SUMMERS MURIEL J						
GRANTEE: WHITTIER ROBERT & S						

BUILDING NOTES

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	2000	2000	3	84	1,680	
2	0812	CONCRETE C	0	100	0	0	1,468.00	SF	4.00	4.00	100	2000	2000	3	79	4,639	
3	0861	POOL GUNIT	0	100	0	0	308.00	SF	85.00	85.00	100	2000	2000	3	25	6,545	
4	1126	CB/STC 8"	0	100	0	0	67.00	SF	8.00	8.00	100	2000	2000	3	79	423	
5	0910	SCRN RM L	0	100	48	7	736.00	SF	15.00	15.00	100	2000	2000	3	20	2,208	

BUILDING DIMENSIONS

BAS=[YR=2000] W22 S16 FOP=[YR=2000] W48 S2 E12 S4 E9 N3 E8 S3 E19 N6 $ S6 W19 N3 W8 S3 W9 N4 W12 S39 FST=[YR=2000] S4 FGR=[YR=2000] S1 PTO=[YR=2000] W3 S4 E3 N4 $ S25 E14 N2 E8 N22 FST=[YR=2000] N6 W3 S6 E3 $ W3 N6 W11 S4 W8 $ E8 N4 W8 $ E28 UOP=[YR=2000] D3 L3 D4 R5 U7 R6 D7 R6 R5 U5 U2 L2 FOP=[YR=2000] U5 L5 N2 W7 S2 D5 L5 E17$ W17$ U5 R5 N2 E7 S2 D5 R5 E13 N11 E9 N5 UOP=[YR=2000] E4 N6 W4 S6 $ N10 E3 N31$.

LAND DESCRIPTION

TOTAL OB/XF 15,495

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 08/06/2024 BY SYS