LOT 29
BEACH WALKER VLG PB 4/14

MEAKIN LINDA M
2713 CHESTNUT LN
NEW RICHMOND, OH 45157

2024

01-6N-29-0200-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

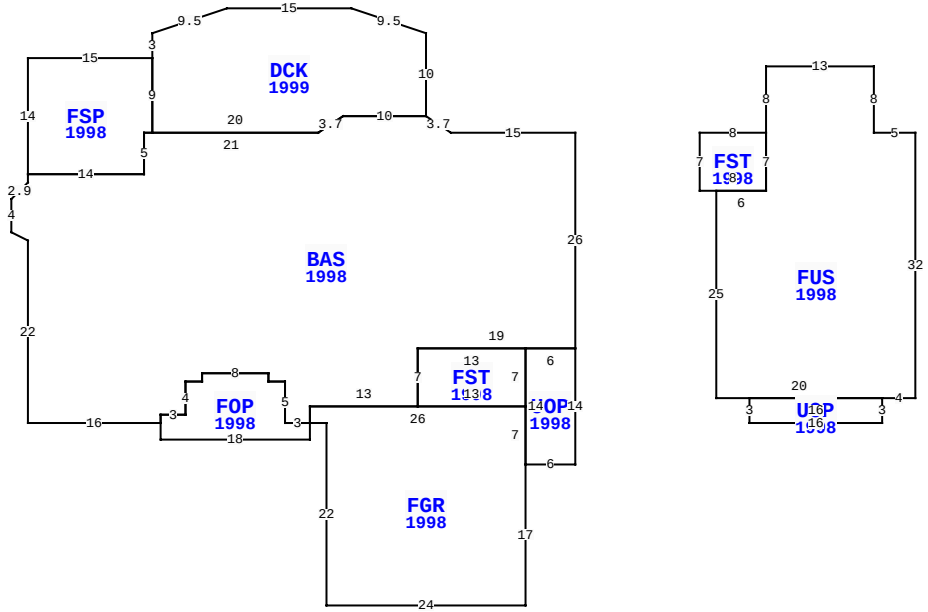
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,009	100	2,009	308,361
DCK	445	10	44	6,753
FGR	580	55	319	48,963
FOP	107	30	32	4,911
FSP	205	40	82	12,586
FST	56	55	31	4,758
FST	91	55	50	7,674
FUS	830	100	830	127,397
UOP	48	20	10	1,535
UOP	84	20	17	2,609
TOTALS	4,455		3,424	525,548

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,424	116.2788	174.42	597,214	1998	1998	0	0	0	12.00	88.00

1 SFR CUST – 0% - 2024 Heated Area: 2839 HX Base Yr



21 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	525,548
TOTAL MARKET OB/XF VALUE	9,001
TOTAL LAND VALUE - MARKET	500,000
TOTAL MARKET VALUE	1,034,549
SOH/AGL Deduction	0
ASSESSED VALUE	1,034,549
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,034,549
TOTAL JUST VALUE	1,034,549
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	908,077

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704308	B001	190,000	09/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2663/1905	8/17/2023	WD	Q	I	01	1,279,000
GRANTOR: SEEGER DIANE K LVG TR						
GRANTEE: MEAKIN LINDA M						
1064/1961	6/25/2002	QC	U	I	01	100
GRANTOR: SEEGER DIANE K						
GRANTEE: SEEGER DIANE K TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W15 U2 L3 DCK=[YR=1999] N10 U3 L9 W15 D3 L9 S3 FSP=[YR=1998] W15 S14 E14 N5 E1 N9$ S9 E20 U2 R3 E10 $ W10 D2 L3 W21 S5 W14 S1 L2 D2 S4 R2 D1 S22 E16FOP=[YR=1998] S2 E18 N2 W3 N5 W2 N1W8 S1 W2 S4 W3 S1 $ N1 E3 N4 E2 N1 E8 S1 E2 S5 E3 FGR=[YR=1998] E2 S22 E24 N17 UOP=[YR=1998] E6 N14W6 S14 $ N7 FST=[YR=1998] N7 W13 S7E13 $ W26 S2 $ N2 E13 N7 E19 N26 $ PTR= E15 FST=[YR=1998] E8 FUS=[YR=1998] N8 E13 S8 E5 S32 W4 UOP=[YR=1998] S3 W16 N3 E16 $ W20 N25 E6 N7 $ S7 W8 N7 $ W15 $.

EXTRA FEATURES

L N	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	1,514.00	SF	6.50	6.50	100	1998	1998	3	75	7,381	

LAND DESCRIPTION

TOTAL OB/XF 9,001

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		RG-2	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