LOT 35
IN OR 2060/850
BEACH WALKER VILLAGE PB 4/14

ROSENTHAL MARK STEVEN & LAURA SUZANNE
3 WOOD DUCK ROAD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-0200-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

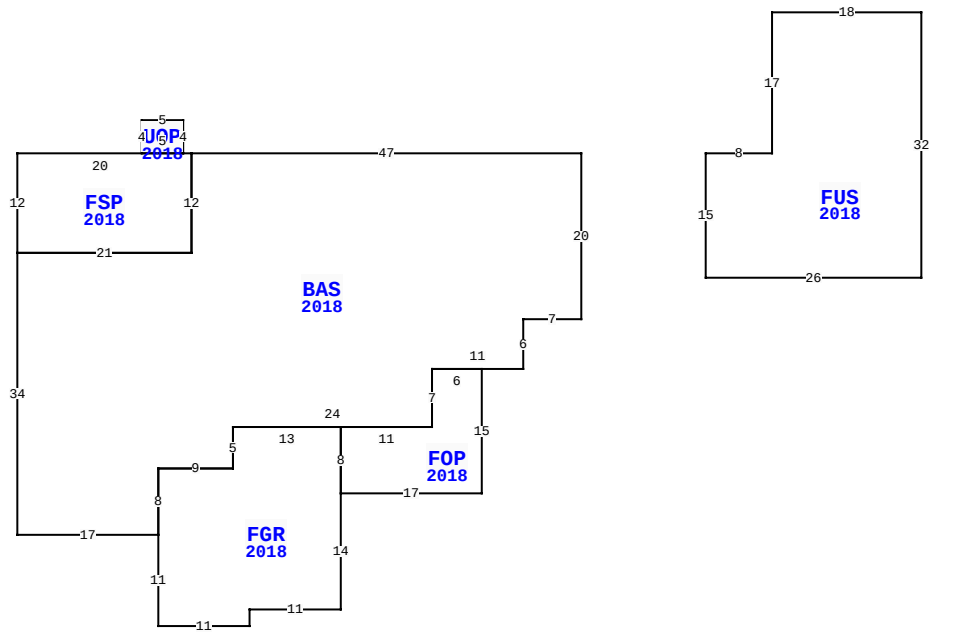
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	2,090	100	2,090	434,710
FGR	461	55	254	52,831
FOP	178	30	53	11,024
FSP	252	40	101	21,007
FUS	696	100	696	144,765
UOP	20	20	4	832
TOTALS	3,697		3,198	665,169

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,198	141.4932	212.24	678,744	2018	2018	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2019 Heated Area: 2786 HX Base Yr 2019



3 WOOD DUCK 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		665,169
TOTAL MARKET OB/XF VALUE		10,427
TOTAL LAND VALUE - MARKET		475,000
TOTAL MARKET VALUE		1,150,596
SOH/AGL Deduction		474,048
ASSESSED VALUE		676,548
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		626,548
TOTAL JUST VALUE		1,150,596
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,073,176

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1711053	NEW CONSTR	355,050	12/12/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2060/0850	7/20/2016	WD	Q	V	01	176,500
GRANTOR: CATES DWIGHT H						
GRANTEE: ROSENTHAL MARK STEV						
1377/0892	12/29/2005	WD	U	V	01	245,000
GRANTOR: CATES MARILYN H SOLE						
GRANTEE: CATES DWIGHT H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W47 FSP=[YR=2018] W1 UOP=[YR=2018] N4 W5 S4 E5$ W20 S12 E21 N12$ S12 W21 S34 E17 FGR=[YR=2018] S11 E11 N2 E11 N14 FOP=[YR=2018] E17 N15 W6 S7 W11 S8$ N8 W13 S5 W9 S8$ N8 E9 N5 E24 N7 E11 N6 E7 N20$ PTR=E15 FUS=[YR=2018] E8 N17 E18 S32 W26 N15 $ W15$. $ S17 W8 N17$ W15$.

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	2018	2018	3	98	1,960	
2	0855	CONC PAVER	0	100	0	0	1,016.00	SF	7.00	7.00	100	2018	2018	3	97	6,899	
3	0855	CONC PAVER	0	100	0	0	231.00	SF	7.00	7.00	100	2018	2018	3	97	1,568	

LAND DESCRIPTION

TOTAL OB/XF 10,427

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		RG-2	0.00	0.00	1.00	LT		1.00	1.00	0.95	500,000.00	475,000.00	475,000							

REVIEW DATE 04/23/2024 BY KBA Total Acres: 0.00 Total Land Value: 475,000 Market: 0 Agricultural: 0 Common: 475,000 PRINTED 08/06/2024 BY SYS