

LOT 40
IN OR 562/1136
BEACH WALKER VILLAGE PB 4/14

CROWLEY K ABINA
6 WOOD DUCK ROAD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-0200-0040-0000



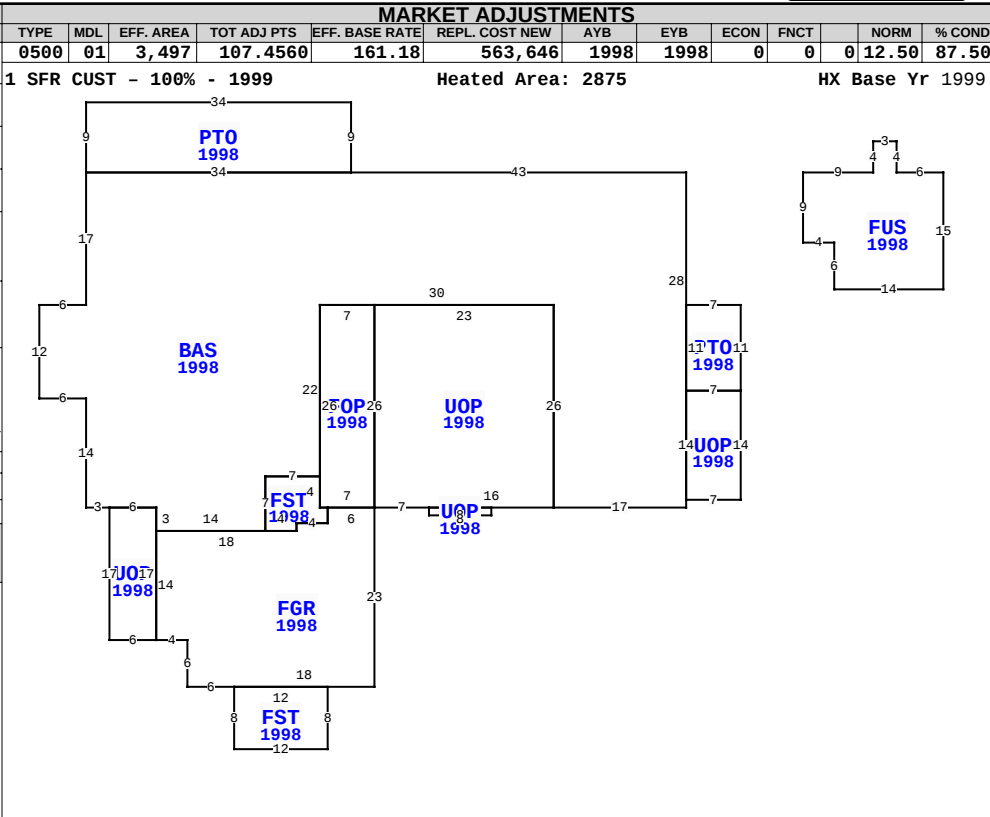
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,617	100	2,617	369,082
FGR	558	55	307	43,297
FOP	182	30	55	7,757
FST	48	55	26	3,667
FST	96	55	53	7,475
FUS	258	100	258	36,386
PTO	77	5	4	564
PTO	306	5	15	2,116
UOP	8	20	2	282
UOP	98	20	20	2,821
TOTALS	4,948		3,497	493,190

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0 100	0	0	2.00	UT	2,000.00	2,000.00	
2	0855	CONC PAVER	0 100	0	0	1,216.00	SF	7.00	7.00	
3	0910	SCRN RM L	0 100	25	22	550.00	SF	15.00	15.00	
4	0855	CONC PAVER	0 100	0	0	270.00	SF	7.00	7.00	

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100		RG-2	0.00	0.00	1.00	LT



** This building has 12 Sub-Areas

6 WOOD DUCK RD, FERNANDINA BEACH

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

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	0 100	0	0	2.00	UT	2,000.00	2,000.00	100	1998	1998	3	81	3,240	
2	0855	CONC PAVER	0 100	0	0	1,216.00	SF	7.00	7.00	100	2016	2016	3	96	8,172	
3	0910	SCRN RM L	0 100	25	22	550.00	SF	15.00	15.00	100	1998	1998	3	20	1,650	
4	0855	CONC PAVER	0 100	0	0	270.00	SF	7.00	7.00	100	2016	2016	3	96	1,814	

TOTAL OB/XF											14,876					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100		RG-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	5
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 5			Tax Dist:
BUILDING MARKET VALUE		493,190			
TOTAL MARKET OB/XF VALUE		14,876			
TOTAL LAND VALUE - MARKET		500,000			
TOTAL MARKET VALUE		1,008,066			
SOH/AGL Deduction		488,822			
ASSESSED VALUE		519,244			
TOTAL EXEMPTION VALUE		55,000			HX HB WX
BASE TAXABLE VALUE		464,244			
TOTAL JUST VALUE		1,008,066			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		928,418			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9804646	NEW CONSTR	250,000	02/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0562/1136	2/08/1989	WD	Q	V	
GRANTOR: OWEN RONALD K & A C					
GRANTEE: CROWLEY J J & K A					
0407/0510	12/01/1983	WD	Q	V	
GRANTOR:					
GRANTEE:					

BUILDING NOTES										
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BUILDING DIMENSIONS

BAS=[YR=1998] W43 PTO=[YR=1998] N9 W34 S9 E34 \$ W34 S17 W6 S12 E6 S14 E3 UOP=[YR=1998] S17 E6 FGR=[YR=1998] E4 S6 E6 FST=[YR=1998] S8 E12 N8W12 \$ E18 N23 UOP=[YR=1998] E7 UOP=[YR=1998] S1 E8 N1 W8 \$ E16 N26 W23 S26 \$ FOP=[YR=1998] N26 W7 S26 E7 \$ W6 FST=[YR=1998] W1 N4 W7 S7 E4 N1 E4 N2 \$ S2 W4 S1 W18 S14 \$ N17 W6 \$ E6 S3 E14 N7 E7 N22 E30 S26 E17 N1 UOP=[YR=1998] E7 N14 W7 S14 \$ N14 PTO=[YR=1998] E7 N11 W7 S11 \$ N28 \$ PTR= E15 FUS=[YR=1998] E9 N4 E3 S4 E6 S15 W14 N6 W4 N9 \$ W15 \$.