

LOT 46
IN OR 1984/1011
BEACH WALKER VILLAGE PB 4/14

CORNISH KENNETH A & RUTH A
7925 BAR HARBOR DRIVEN
CINCINNATI, OH 45255

2024

01-6N-29-0200-0046-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 80
Exterior Wall	16 WD FR STUC 20
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 90
Interior Wall	08 DECORATIVE 10
Interior Floo	12 HARDWOOD 60
Interior Floo	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100

Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	10
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NEIGHBORHOOD/LOC	10001.00
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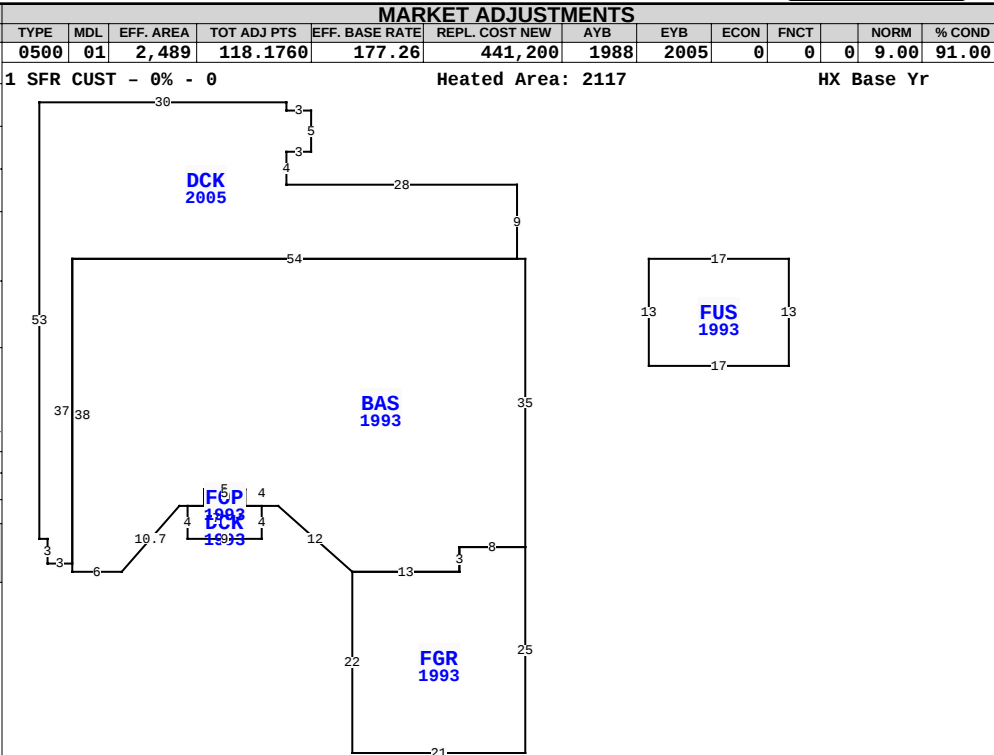
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,896	100	1,896	305,837
DCK	36	10	4	645
DCK	982	10	98	15,808
FGR	486	55	267	43,068
FOP	10	30	3	484
FUS	221	100	221	35,648

TOTALS	3,631	2,489	401,492
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EXTRA FEATURES	
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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	0812	CONCRETE C	0	0	0	0	1,079.00	SF	4.00	4.00	100	1988	1988	3	54.5	2,352	
2	1126	CB/STC 8"	0	0	0	0	192.00	SF	8.00	8.00	100	1988	1988	3	54.5	837	
3	0810	CONCRETE A	0	0	0	0	52.00	SF	6.50	6.50	100	1988	1988	3	54.5	184	
4	0810	CONCRETE A	0	0	7	4	28.00	SF	6.50	6.50	100	1988	1988	3	54.5	99	
5	0810	CONCRETE A	0	0	0	0	27.00	SF	6.50	6.50	100	1988	1988	3	54.5	96	

LAND DESCRIPTION	
L N	USE CODE
1	000100



5 BEACH WALKER RD, FERNANDINA BEACH

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

TOTAL OB/XF																	3,568
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE			401,492
TOTAL MARKET OB/XF VALUE			3,568
TOTAL LAND VALUE - MARKET			500,000
TOTAL MARKET VALUE			905,060
SOH/AGL Deduction			169,229
ASSESSED VALUE			735,831
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			735,831
TOTAL JUST VALUE			905,060
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			830,854

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3453	NEW CONSTR	4,600	04/03/1989
5761	NEW CONSTR	1,092	03/10/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1984/1011	6/09/2015	WD Q	Q	I	01	545,000
GRANTOR: HEMPHILL JOSEPH & ROB						
GRANTEE: CORNISH KENNETH A &						
1340/1633	8/10/2005	WD Q	Q	I		660,000
GRANTOR: WHEELER WILLIAM T JR						
GRANTEE: HEMPHILL JOSEPH & R						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1993] W1 DCK=[YR=2005] N9 W28 N4 E3 N5 W3 N1 W30 S53 E1 S3 E3 N37 E54 \$ W54 S38 E6 U8 R7 E1 DCK=[YR=1993] S4 E9 N4 W2 FOP=[YR=1993] N2 W5 S2 E5 \$ W7 \$ E2N2 E5 S2 E4 D8 R9 FGR=[YR=1993] S22 E21 N25 W8 S3 W13 \$ E13 N3E8 N35 \$ PTR= E15 FUS=[YR=1993] E17S13 W17 N13\$W15 \$.	