

LOT 8
BEACHWOOD VILLAGE UNIT 1
PB 4/25-27

COVIELLO MICHAEL F & JEANETTE L/E/
14 WAX MYRTLE ROAD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-0201-0008-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 5																										
Exterior Wall	10	ABOVE AVG 100	0500	01	2,997	112.7154	169.07	506,703	2000	2000	0	0	0	11.00	89.00	VALUATION BY STANDARD																									
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2019													Heated Area: 2570													HX Base Yr 2019												
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	14	CARPET 60																																							
Interior Floo	11	CLAY TILE 40																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms		3 100																																							
Bathrooms		2.5 100																																							
Frame	02	WOOD FRAME 100																																							
Stories	1.	1. 100																																							
Units	0	0 100																																							
Occupancy	00	NONE 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	2,570	100	2,570	386,714																																					
FGR	583	55	321	48,301																																					
FOP	84	30	25	3,762																																					
FOP	84	30	25	3,762																																					
FOP	112	30	34	5,116																																					
UOP	108	20	22	3,311																																					
TOTALS			3,541	2,997	450,966																																				
EXTRA FEATURES			14 WAX MYRTLE RD, FERNANDINA BEACH																																						
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	0 100	0	0	1,238.00	SF	4.00	4.00	100	2000	2000	3	79	3,912																										
2	0810	CONCRETE A	0 100	25	4	100.00	SF	6.50	6.50	100	2000	2000	3	79	514																										
3	0446	BOX FNC 6'	0 100	0	0	140.00	LF	20.00	20.00	100	2000	2000	3	20	560																										
4	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2000	2000	3	52	156																										
LAND DESCRIPTION			TOTAL OB/XF 5,142																																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0.90	500,000.00	450,000.00	450,000																								
REVIEW DATE 01/16/2024 BY KBA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/06/2024 BY SYS																																									