

LOT 9
BEACHWOOD VILLAGE UNIT 1
PB 4/25-27

ABRONS HYONJA LEE REV TRUST/ABRONS HYONJA LEE TRUS
16 WAX MYRTLE RD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-0201-0009-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structure	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 50		
Interior Floor	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		4 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 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	3,378	100	3,378	688,656
FGR	708	55	389	79,303
FOP	64	30	19	3,874
UOP	33	20	7	1,427
UOP	36	20	7	1,427
UOP	72	20	14	2,854
UOP	128	20	26	5,301
TOTALS	4,419		3,840	782,841

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,840	143.8200	215.73	828,403	2002	2012	0	0	5.50	94.50
1 SFR CUST - 100% - 2023						Heated Area: 3378		HX Base Yr 2023			
BLD DATE				LGL DATE				03/14/2024			
XF DATE				LAND DATE				MLU			

EXTRA FEATURES							16 WAX MYRTLE RD, FERNANDINA BEACH				INC DATE		AG DATE				
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	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	86	1,720	
2	0812	CONCRETE C	0	100	0	0	1,679.00	SF	4.00	4.00	100	2002	2002	3	82	5,507	
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