

LOT 11
IN OR 1536/1731
BEACHWOOD VILLAGE UNIT 1

FREEMAN NEAL & JANE
20 WAX MYRTLE RD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-0201-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	10	ABOVE AVG 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100

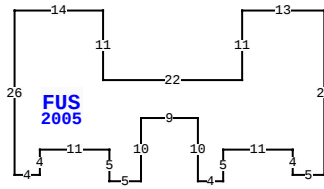
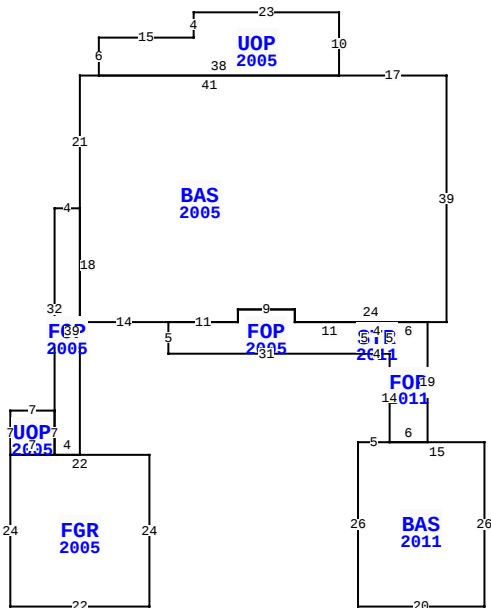
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,244	100	2,244	410,084
BAS	520	100	520	95,029
FGR	528	55	290	52,996
FOP	156	30	47	8,589
FOP	173	30	52	9,503
FOP	114	30	34	6,213
FUS	872	100	872	159,355
STR	20	10	2	366
UOP	49	20	10	1,828
UOP	320	20	64	11,695
TOTALS	4,996		4,135	755,657

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	100	2005
2	0855	CONC PAVER	0	100	0	0		1,217.00	SF 10.00	100	2005
3	0855	CONC PAVER	0	100	0	0		204.00	SF 10.00	100	2005
4	1126	CB/STC 8"	0	100	0	0		1,154.00	SF 4.00	100	2005
5	0855	CONC PAVER	0	100	0	0		1,271.00	SF 10.00	100	2005

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	4,135	133.5840	200.38	828,571	2005	2005	0	0	8.80	91.20
1 SFR CUST - 100% - 2022											
Heated Area: 3636											
HX Base Yr 2022											



NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 5										Tax Dist:	
BUILDING MARKET VALUE										755,657	
TOTAL MARKET OB/XF VALUE										30,236	
TOTAL LAND VALUE - MARKET										450,000	
TOTAL MARKET VALUE										1,235,893	
SOH/AGL Deduction										782,123	
ASSESSED VALUE										453,770	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										403,770	
TOTAL JUST VALUE										1,235,893	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										1,157,393	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M16102	H/AC	0	04/01/2011
B24413	ADDITION	52,988	03/01/2011
M09292	MECH OTHER	0	02/01/2005
E0414022	ELEC OTHER	5,000	12/01/2004
P0408793	OTHER	0	12/01/2004
B0414232	NEW CONSTR	314,846	12/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1536/1731	11/21/2007	WD	U	I	20	949,000	
GRANTOR: LASSITER DORIS P							
GRANTEE: FREEMAN NEAL & JANE							
1322/1247	6/06/2005	WD	Q	I		785,000	
GRANTOR: BOSCO ENTERPRISES LLP							
GRANTEE: LASSITER DORIS P							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W17 UOP=[YR=2005] N10 W23 S4 W15 S6 E38\$ W41 S21 FOP=[YR=2005] W4 S32 UOP=[YR=2005] W7 S7 FGR=[YR=2005] S24 E22 N24 W22\$ E7 N7\$ S7 E4 N39\$ S18 E14 FOP=[YR=2005] S5 E31 STR=[YR=2011] E4 FOP=[YR=2011] S14 BAS=[YR=2011] W5 S26 E20 N26 W15\$ E6 N19 W6 S5\$ N5 W4S5\$ N5 W11 N2 W9 S2 W11\$ E11 N2 E9 S2 E24N39 \$ PTR=E25 FUS=[YR=2005] E14 S11 E22 N11 E13 S26 W5 N4 W11 S5 W4 N10 W9 S10 W5 N5 W11 S4 W4 N26 \$ W25\$.											

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