

LOT 12
BEACHWOOD VILLAGE UNIT 1
PB 4/25-27

KLINEDINST BETTY BROEMAN TRUST/HELTON CHRISTOPHER
429 MILL ST
MILFORD, OH 45150

2024

01-6N-29-0201-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
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
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

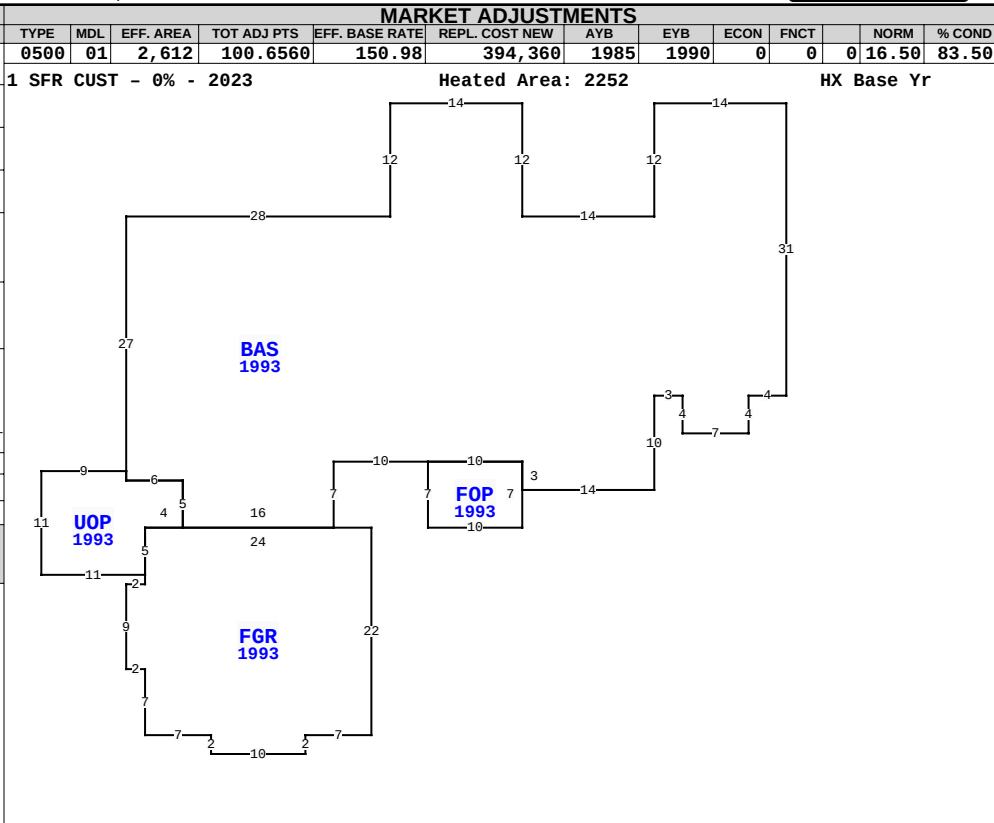
MAP NUM		MKT AREA	10
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NEIGHBORHOOD/LOC	10001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,252	100	2,252	283,906
FGR	566	55	311	39,207
FOP	70	30	21	2,648
UOP	139	20	28	3,530

TOTALS	3,027		2,612	329,291
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0812	CONCRETE C	0	0	0	0	1,527.00	SF	4.00
3	0858	SCULP CONC	0	0	0	0	1,452.00	SF	13.00



22 WAX MYRTLE RD, FERNANDINA BEACH	BLD DATE		LGL DATE	03/14/2024	MLU
	XF DATE		LAND DATE		
	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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1985	1985	3	58	1,160	
2	0812	CONCRETE C	0	0	0	0	1,527.00	SF	4.00	4.00	100	1985	1985	3	47	2,871	
3	0858	SCULP CONC	0	0	0	0	1,452.00	SF	13.00	13.00	100	1990	1990	3	86	16,233	

LAND DESCRIPTION										TOTAL OB/XF								20,264
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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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	500,000.00	450,000.00	450,000							

NASSAU COUNTY PROPERTY										PAGE 1 of 1				5
VALUATION SUMMARY										STANDARD				
VALUATION BY										Tax Group: 5				Tax Dist:
BUILDING MARKET VALUE										329,291				
TOTAL MARKET OB/XF VALUE										20,264				
TOTAL LAND VALUE - MARKET										450,000				
TOTAL MARKET VALUE										799,555				
SOH/AGL Deduction										47,373				
ASSESSED VALUE										752,182				
TOTAL EXEMPTION VALUE										0				
BASE TAXABLE VALUE										752,182				
TOTAL JUST VALUE										799,555				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										683,802				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7017	REMODEL	3,500	02/25/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2536/1609	1/31/2022	WD	Q	I	02	780,000	
GRANTOR: ROGERS MOLLY M							
GRANTEE: KLINEDINST BETTY BR							
2422/0110	12/31/2020	WD	Q	I	01	600,000	
GRANTOR: HOGAN ROBERT A & TRAC							
GRANTEE: ROGERS MOLLY M							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W14 S12 W14 N12 W14 S12 W28 S27 UOP=[YR=1993] W9 S11 E11 FGR=[YR=1993] S1 W2 S9 E2 S7 E7 S2 E10 N2 E7 N22 W24 S5\$ N5 E4 N5 W6 N1\$ S1 E6 S5 E16 N7 E10 FOP=[YR=1993] S7 E10 N7 W10\$ E10 S3 E14 N10 E3 S4 E7 N4 E4 N31\$.									