

LOT 17
IN OR 377 PG 190
BEACHWOOD VILLAGE UNIT 1

KOPPEL CHRISTIAN L & M CECILIA
23 WAX MYRTLE ROAD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-0201-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		10
NEIGHBORHOOD/LOC	10001.00	

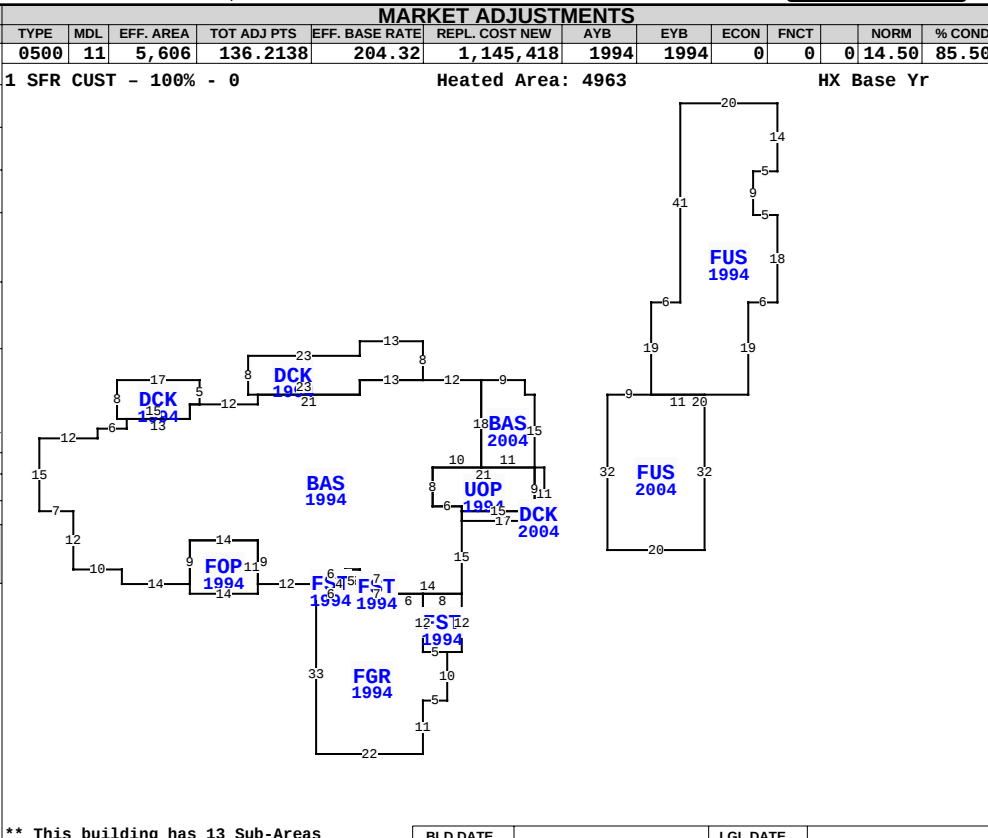
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,976	100	2,976	519,888
BAS	192	100	192	33,541
DCK	130	10	13	2,271
DCK	288	10	29	5,066
DCK	52	10	5	874
FGR	791	55	435	75,992
FOP	154	30	46	8,036
FST	21	55	12	2,096
FST	24	55	13	2,271
FST	96	55	53	9,259
TOTALS	6,702		5,606	979,332

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	1994	1994	3	76	1,520	
2	0812	CONCRETE C	0 100	0	0	1,820.00	SF	4.00	4.00	100	1994	1994	3	68	4,950	
3	1126	CB/STC 8"	0 100	0	0	298.00	SF	8.00	8.00	100	1994	1994	3	68	1,621	
4	0858	SCULP CONC	0 100	0	0	192.00	SF	13.00	13.00	100	1994	1994	3	90	2,246	
5	0810	CONCRETE A	0 100	0	0	170.00	SF	6.50	6.50	100	1994	1994	3	68	751	
6	1126	CB/STC 8"	0 100	0	0	165.00	SF	8.00	8.00	100	1994	1994	3	68	898	
7	0444	BOX FNC 4'	0 100	0	0	118.00	LF	6.50	6.50	100	1994	1994	3	20	153	
8	1126	CB/STC 8"	0 100	0	0	216.00	SF	8.00	8.00	100	1994	1994	3	68	1,175	
9	0810	CONCRETE A	0 100	0	0	126.00	SF	6.50	6.50	100	1994	1994	3	68	557	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

REVIEW DATE	05/12/2019	BY	KBA
-------------	------------	----	-----



23 WAX MYRTLE RD, FERNANDINA BEACH	BLD DATE	LGL DATE	03/14/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF 13,871															
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
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00

TOTAL OB/XF 13,871															
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
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00

Total Acres: 0.00	Total Land Value: 500,000	Market: 0	Agricultural: 0
-------------------	---------------------------	-----------	-----------------

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		979,332	
TOTAL MARKET OB/XF VALUE		13,871	
TOTAL LAND VALUE - MARKET		500,000	
TOTAL MARKET VALUE		1,493,203	
SOH/AGL Deduction		791,941	
ASSESSED VALUE		701,262	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		651,262	
TOTAL JUST VALUE		1,493,203	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,399,998	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R045878	REPAIR/RRF	1,500	02/10/2004
B9501894	REPAIR/RRF	1,000	05/01/1995
B9300402	NEW CONSTR	259,000	07/01/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0661/0316	6/10/1992	WD	Q	V	
GRANTOR: DWYER FREDERICK G					SALE PRICE
GRANTEE: KOPPEL CHRISTIAN &					60,000
0377/0190	1/01/1983	WD	Q	V	
GRANTOR:					21,500
GRANTEE:					

BUILDING NOTES															
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS															
BAS=[YR=2004] W2 N3 W9 BAS=[YR=1994] W12 DCK=[YR=1994] N8 W13 S3 W23 S8 E23 N3 E13 \$ W13 S3 W21 S2 W12 DCK=[YR=1994] N5 W17 S8 E15 N3 E2 \$ W2 S3 W13 S2 W6 S2 W12 S15 E7 S12 E10 S3 E14 FOP=[YR=1994] S2 E14 N11 W14 S9 \$ N9 E14 S9 E12 FST=[YR=1994] S2 FGR=[YR=1994] S33 E22 N11 E5 N10 FST=[YR=1994] E3 N12 W8 S12 E5 \$ W5 N12 W6 FST=[YR=1994] N3 W7 S3 E7 \$ W7 N5 W3 S5 W6 \$ E6 N4 W6 S2 \$ N2 E6 N1 E3 S2 E7 S3 E14 N15 DCK=[YR=2004] E17 N11 W2 S9 W15 S2 \$ N2 UOP=[YR=1994] E15 N9 W21 S8 E6 S1 \$ N1 W6 N8 E10 N18 \$ S18 E11 N15 \$ PTR= E15 FUS=[YR=2004] E9 FUS=[YR=1994] N19 E6 N41 E20 S14 W5 S9 E5 S18 W6 S19 W20 \$ E11 S32 W20 N32 \$ W15 \$.															

TOTAL OB/XF 13,871															
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
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00

Common: 500,000	PRINTED 08/06/2024 BY SYS
-----------------	---------------------------