

LOT 28
IN OR 784/1318
BEACHWOOD VILLAGE UNIT 1

CRISP ALLISON R
1 WAX MYRTLE
FERNANDINA BEACH, FL 32034

2024

01-6N-29-0201-0028-0000



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 Floor	11	CLAY TILE 60		
Interior Floor	14	CARPET 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		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	2,589	100	2,589	394,418
FGR	501	55	276	42,047
FOP	68	30	20	3,047
FOP	239	30	72	10,969
UOP	882	20	176	26,813
TOTALS	4,279		3,133	477,294

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,133	114.7608	172.14	539,315	1997	2000	0	0	0 11.50	88.50
1 SFR CUST - 100% - 1998 Heated Area: 2589 HX Base Yr 1998											
1 WAX MYRTLE RD, FERNANDINA BEACH											
BLD DATE						LGL DATE			03/14/2024		
XF DATE						LAND DATE			MLU		
INC DATE						AG DATE					

NASSAU COUNTY PROPERTY				PAGE 1 of 1	5
VALUATION SUMMARY					STANDARD
VALUATION BY		Tax Group: 5			Tax Dist:
BUILDING MARKET VALUE					477,294
TOTAL MARKET OB/XF VALUE					69,681
TOTAL LAND VALUE - MARKET					500,000
TOTAL MARKET VALUE					1,046,975
SOH/AGL Deduction					526,489
ASSESSED VALUE					520,486
TOTAL EXEMPTION VALUE		HX HB WX			55,000
BASE TAXABLE VALUE					465,486
TOTAL JUST VALUE					1,046,975
NCON VALUE					85,385
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					900,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230009126	0911 1312SF	11,760	07/18/2023
230006784	861-374SF 855-885	93,375	05/24/2023
B9603318	NEW CONSTR	101,179	09/01/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0784/1318	2/12/1997	WD	Q	I	
GRANTOR: ISLAND BUILDERS OF AM					SALE PRICE 325,000
GRANTEE: CRISP DANIEL T III					
0768/0052	8/09/1996	WD	Q	V	
GRANTOR: NEUHOFF ROBERT					52,000
GRANTEE: ISLAND BUILDERS OF					

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3
2	0812	CONCRETE C	0	100	0	0	2,727.00	SF	4.00	4.00	100	1997	1997	3
3	0810	CONCRETE A	0	100	31	4	124.00	SF	6.50	6.50	100	1997	1997	3
5	0861	POOL GUNIT	0	100	0	0	374.00	SF	85.00	85.00	100	2024	2023	100
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023	100
8	0912	SCRN RM G	0	100	0	0	1,287.00	SF	20.00	20.00	100	2024	2023	100

LAND DESCRIPTION															TOTAL OB/XF															69,681									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	1.00	500,000.00	500,000.00	500,000																						