

LOT 29
IN OR 1882/91
BEACHWOOD VILLAGE UNIT 1

OAKES DENNIS & LYNN
14 BEACH WOOD RD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-0201-0029-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 5													
Exterior Wall	16	WD FR STUC 100	0500	11	3,541	134.1882	201.28	712,732	2014	2014	0	0	0	4.50	95.50	VALUATION SUMMARY													
Roof Structure	08	IRREGULAR 100	1 SFR CUST - 100% - 2015												Heated Area: 2957 HX Base Yr 2015														
Roof Cover	03	COMP SHNGL 100															VALUATION BY					STANDARD							
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE					680,659							
Interior Floor	12	HARDWOOD 70															TOTAL MARKET OB/XF VALUE					53,919							
Interior Floor	11	CLAY TILE 30															TOTAL LAND VALUE - MARKET					500,000							
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE					1,234,578							
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction					520,397							
Bedrooms		4 100															ASSESSED VALUE					714,181							
Bathrooms		3 100															TOTAL EXEMPTION VALUE					HX HB VX 55,000							
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE					659,181							
Stories	1.	1. 100															TOTAL JUST VALUE					1,234,578							
Units		0 100															NCON VALUE					0							
			INCOME VALUE																										
			PREVIOUS YEAR MKT VALUE					1,154,747																					