

LOT 30
BEACHWOOD VILLAGE UNIT 1
PB 4/25-27

TITA PHILLIP J & MARYBETH REVOCABLE LIVING TRUST/T
16 BEACH WOOD RD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-0201-0030-0000



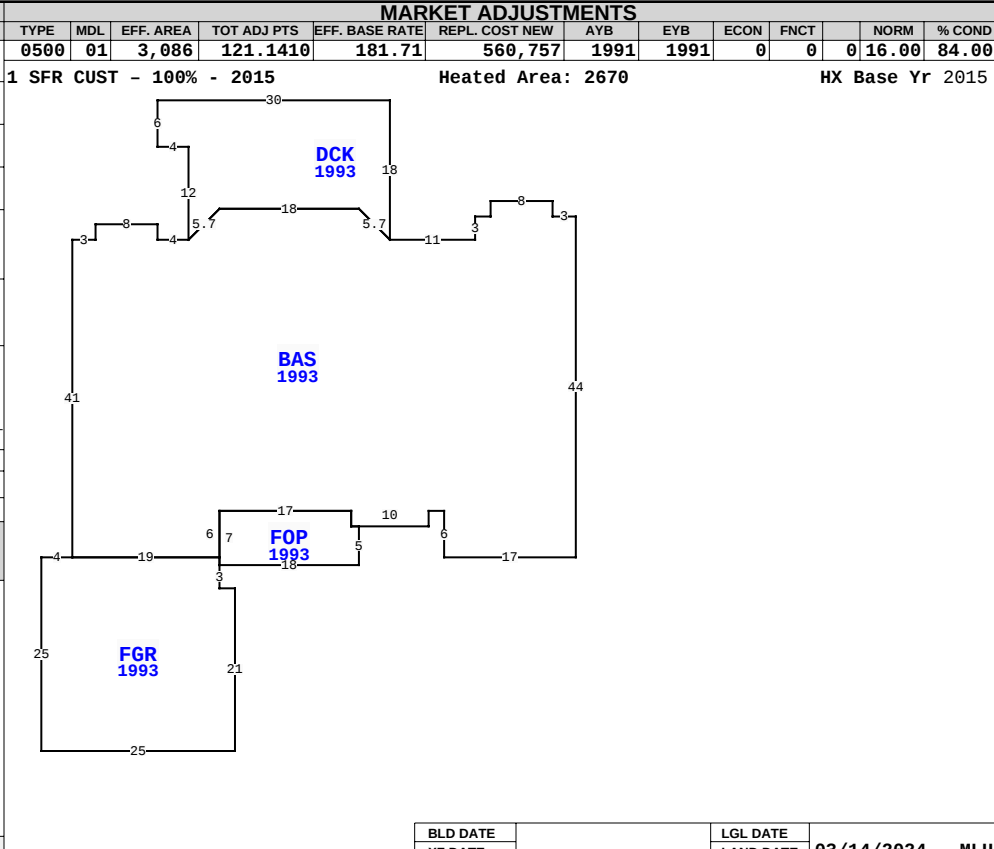
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
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	2,670	100	2,670	407,539
DCK	404	10	40	6,105
FGR	617	55	339	51,744
FOP	124	30	37	5,647
TOTALS	3,815		3,086	471,036

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00
2	0812	CONCRETE C	0	100	0	1,461.00	SF	4.00	4.00

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



TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00
2	0812	CONCRETE C	0	100	0	1,461.00	SF	4.00	4.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 5	Tax Dist:								
BUILDING MARKET VALUE	471,036								
TOTAL MARKET OB/XF VALUE	5,023								
TOTAL LAND VALUE - MARKET	500,000								
TOTAL MARKET VALUE	976,059								
SOH/AGL Deduction	453,985								
ASSESSED VALUE	522,074								
TOTAL EXEMPTION VALUE	HX HB 50,000								
BASE TAXABLE VALUE	472,074								
TOTAL JUST VALUE	976,059								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	905,342								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6763	NEW CONSTR	113,672	10/02/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2701/1247	3/22/2024	QC	U	I	11	100	
GRANTOR: TITA PHILLIP J & MARY							
GRANTEE: TITA PHILLIP J & MA							
1947/1503	11/14/2014	WD	Q	I	02	485,000	
GRANTOR: SONPAL JANET K REVOKA							
GRANTEE: TITA PHILLIP J & MA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W3 N2 W8 S2 W2 S3 W11 DCK=[YR=1993] N18 W30 S6 E4 S12 U4 R4 E18 D4 R4 \$ U4 L4 W18 D4 L4 W4 N2 W8 S2 W3S41 FGR=[YR=1993] W4 S25 E25 N21 W2 N3 FOP=[YR=1993] E18 N5 W1 N2 W17 S7\$ N1 W19 \$ E19 N6 E17 S2 E10 N2 E2 S6 E17 N44 \$.									