LOT 33
IN OR 1995/312
BEACHWOOD VILLAGE UNIT 1

R C O MANAGEMENT COMPANY LLC
1 RAILROAD VINE RD
FERNANDINA BEACH, FL 32034

**2024**

**01-6N-29-0201-0033-0000**

## BUILDING CHARACTERISTICS

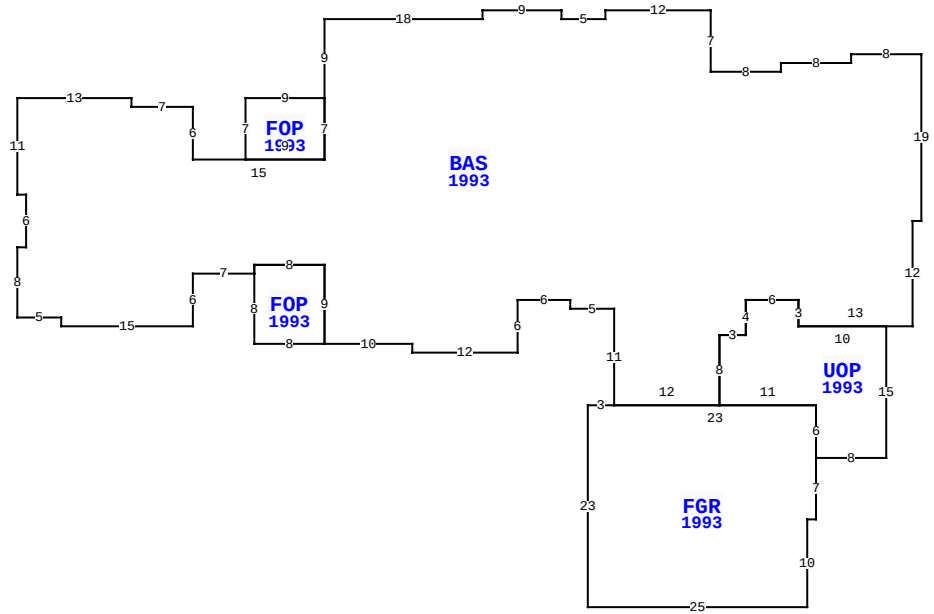
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 90 |
| Interior Wall | 08 | DECORATIVE 10 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 19 | MARBLE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 4.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| 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 | 3,079 | 100 | 3,079 | 814,588 |
| FGR | 588 | 55 | 323 | 85,454 |
| FOP | 63 | 30 | 19 | 5,027 |
| FOP | 72 | 30 | 22 | 5,820 |
| UOP | 234 | 20 | 47 | 12,434 |
| TOTALS | 4,036 | | 3,490 | 923,324 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 12 | 3,490 | 206.2861 | 309.43 | 1,079,911 | 1989 | 1994 | 0 | 0 | 0 | 14.50 | 85.50 |

1 SFR CUST – 0% - 0 Heated Area: 3079 HX Base Yr




1 RAILROAD VINE, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/14/2024 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 2 5

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 5 | Tax Dist: |
| BUILDING MARKET VALUE | 942,692 |
| TOTAL MARKET OB/XF VALUE | 41,593 |
| TOTAL LAND VALUE - MARKET | 500,000 |
| TOTAL MARKET VALUE | 1,484,285 |
| SOH/AGL Deduction | 275,016 |
| ASSESSED VALUE | 1,209,269 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,209,269 |
| TOTAL JUST VALUE | 1,484,285 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,393,608 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 216039 | ADDITION | 0 | 09/01/2021 |
| B24204 | REMODEL | 6,500 | 12/01/2010 |
| B18624 | REMODEL | 1,500 | 10/31/2006 |
| 3395 | NEW CONSTR | 0 | 02/13/1989 |
| 5682 | TEMP POLE | 0 | 01/31/1989 |
| 5446 | NEW CONSTR | 184,709 | 01/19/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1995/0312 | 7/31/2015 | WD | Q | I | 01 | 910,000 |
| GRANTOR: SMITH RAYMOND W & VIR | | | | | | |
| GRANTEE: R C O MANAGEMENT CO | | | | | | |
| 1698/0153 | 8/31/2010 | WD | Q | I | 01 | 675,000 |
| GRANTOR: MARMON ANTHONY C & JO | | | | | | |
| GRANTEE: SMITH RAYMOND W & V | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W8 S1 W8 S1 W8 N7 W12 S1 W5 N1 W9 S1 W18 S9
FOP=[YR=1993] W9 S7 E9 N7 $ S7 W15 N6 W7 N1 W13 S11 E1 S6 W1
S8 E5 S1 E15 N6 E7 FOP=[YR=1993] S8 E8 N9 W8 S1 $ N1 E8 S9
E10 S1 E12 N6 E6 S1 E5 S11 FGR=[YR=1993] W3 S23 E25 N10 E1 N7
UOP=[YR=1993] E8 N15 W10 N3 W6 S4 W3 S8 E11 S6 $ N6 W23 $ E12
N8 E3 N4 E6 S3 E13 N12 E1 N19 $ .

## EXTRA FEATURES

| LN | 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 | 2.00 | UT | 2,000.00 | 2,000.00 | 100 | 2010 | 2010 | 3 | 94 | 3,760 | |
| 2 | 1125 | CB/STC 6" | 0 | 0 | 0 | 0 | 889.00 | SF | 7.35 | 7.35 | 100 | 1989 | 1989 | 3 | 57 | 3,724 | |
| 3 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 1,922.00 | SF | 10.00 | 10.00 | 100 | 2005 | 2005 | 3 | 86 | 16,529 | |
| 4 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 1,758.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 100 | 17,580 | |

## LAND DESCRIPTION

TOTAL OB/XF 41,593

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | 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 | 0 | | RSF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 500,000.00 | 500,000.00 | 500,000 | | | | | | | |

REVIEW DATE 11/15/2022 BY DJ Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 08/06/2024 BY SYS

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IN OR 1995/312
BEACHWOOD VILLAGE UNIT 1

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**2024**

**01-6N-29-0201-0033-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Quality | 06 | Quality Level 06 |

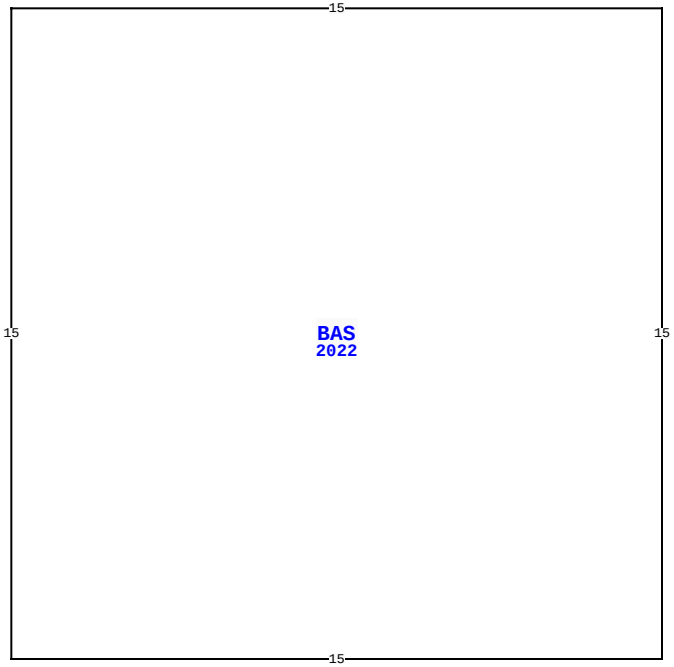
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 10 |
| NEIGHBORHOOD/LOC | 10001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 225 | 100 | 225 | 19,368 |
| TOTALS | 225 | | 225 | 19,368 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0150 | 11 | 225 | 172.1610 | 86.08 | 19,368 | 2022 | 2022 | 0 | 0 | 0 | 0.00 | 100.00 |

2 ACCESORY U – 0% - 0 Heated Area: 225 HX Base Yr




1 RAILROAD VINE, FERNANDINA BEACH

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|---|---|---|---|
| BLD DATE | | LGL DATE | |
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| GRANTOR: MARMON ANTHONY C & JO | | | | | | |
| GRANTEE: SMITH RAYMOND W & V | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W15 S15 E15 N15$.

## 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 | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
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