LOT 35
IN OR 2114/1677
BEACHWOOD VILLAGE 1 PB 4/25-27

TANNER SUSAN J & THOMAS H JR LIVING TRUST/TANNER S
2400 W COUNTYLINE ROAD
MEQUON, WI 53092

2024

01-6N-29-0201-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

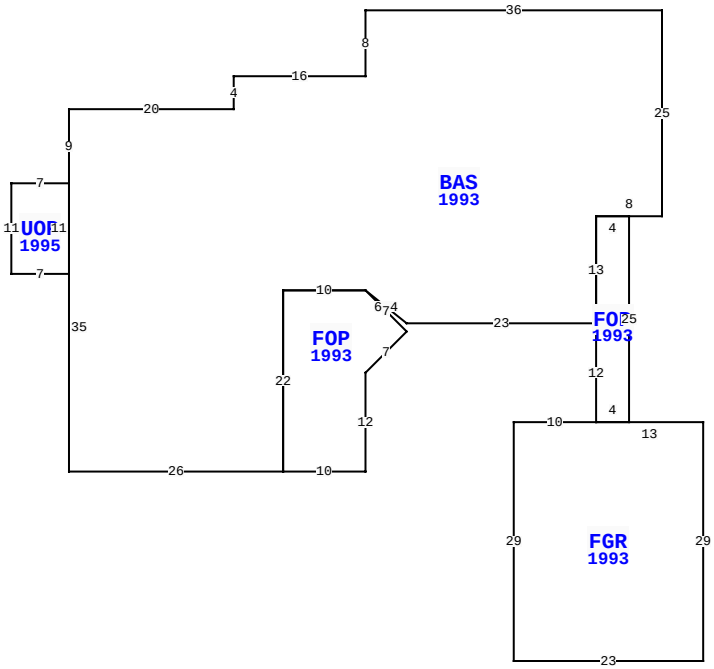
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 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	2,682	100	2,682	523,269
FGR	667	55	367	71,603
FOP	100	30	30	5,853
FOP	245	30	74	14,438
UOP	77	20	15	2,927
TOTALS	3,771		3,168	618,089

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,168	142.9349	214.40	679,219	1984	2005	0	0	0	9.00	91.00

1 SFR CUST – 0% - 0 Heated Area: 2682 HX Base Yr



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

3 RAILROAD VINE, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	618,089
TOTAL MARKET OB/XF VALUE	152,508
TOTAL LAND VALUE - MARKET	500,000
TOTAL MARKET VALUE	1,270,597
SOH/AGL Deduction	231,959
ASSESSED VALUE	1,038,638
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,038,638
TOTAL JUST VALUE	1,270,597
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,197,405

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801870	WOOD F/PL	11,000	02/22/2018
B1707007	SWIM POOL	90,000	08/04/2017
B950356	REPAIR/RRF	9,300	06/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2114/1677	4/18/2017	WD	Q	I	02	690,000
GRANTOR: MCNICHOLS DAVID						
GRANTEE: SUSAN J AND THOMAS						
2042/1548	4/28/2016	WD	U	I	37	400,000
GRANTOR: HENDERSON MICHAELA LA						
GRANTEE: MCNICHOLS DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 S8 W16 S4 W20 S9 UOP=[YR=1995] W7 S11 E7 N11 $ S35 E26 FOP=[YR=1993] E10 N12 R5 U5 L5 U5 W10 S22 $ N22 E10 D4 R5 E23 FOP=[YR=1993] S12 FGR=[YR=1993] W10 S29 E23 N29 W13 $ E4 N25 W4 S13 $ N13 E8 N25 $.

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	0855	CONC PAVER	0	0	0	0	1,982.00	SF	10.00	10.00	100	2016	2016	3	96	19,027	
2	0855	CONC PAVER	0	0	0	0	144.00	SF	10.00	10.00	100	2016	2016	3	96	1,382	
3	0445	BOX FNC 5'	0	0	0	0	58.00	LF	8.10	8.10	100	1984	1984	3	20	94	
4	0855	CONC PAVER	0	0	0	0	739.00	SF	10.00	10.00	100	2016	2016	3	96	7,094	
5	0810	CONCRETE A	0	0	8	11	88.00	SF	6.50	6.50	100	1984	1984	3	44	252	
6	0504	FP-ELECTRI	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2016	2016	3	97	5,820	
7	0861	POOL GUNIT	0	0	0	0	364.00	SF	255.00	255.00	100	2017	2017	3	84	77,969	
8	0855	CONC PAVER	0	0	0	0	802.00	SF	7.00	7.00	100	2017	2017	3	97	5,446	
9	0871	POOL HTR R	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2017	2017	3	78	4,680	
10	0462	ST/AL FNC	0	0	0	0	1,220.00	SF	30.00	30.00	100	2017	2017	3	84	30,744	

TOTAL OB/XF 152,508

LAND DESCRIPTION

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 08/06/2024 BY SYS