

LOT 37 IN OR 642/1212
BEACHWOOD VILLAGE UNIT 1
PB 4/25-27

MATTEY MYRTLE R
7 RAILROAD VINE
FERNANDINA BEACH, FL 32034

2024

01-6N-29-0201-0037-0000



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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
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	

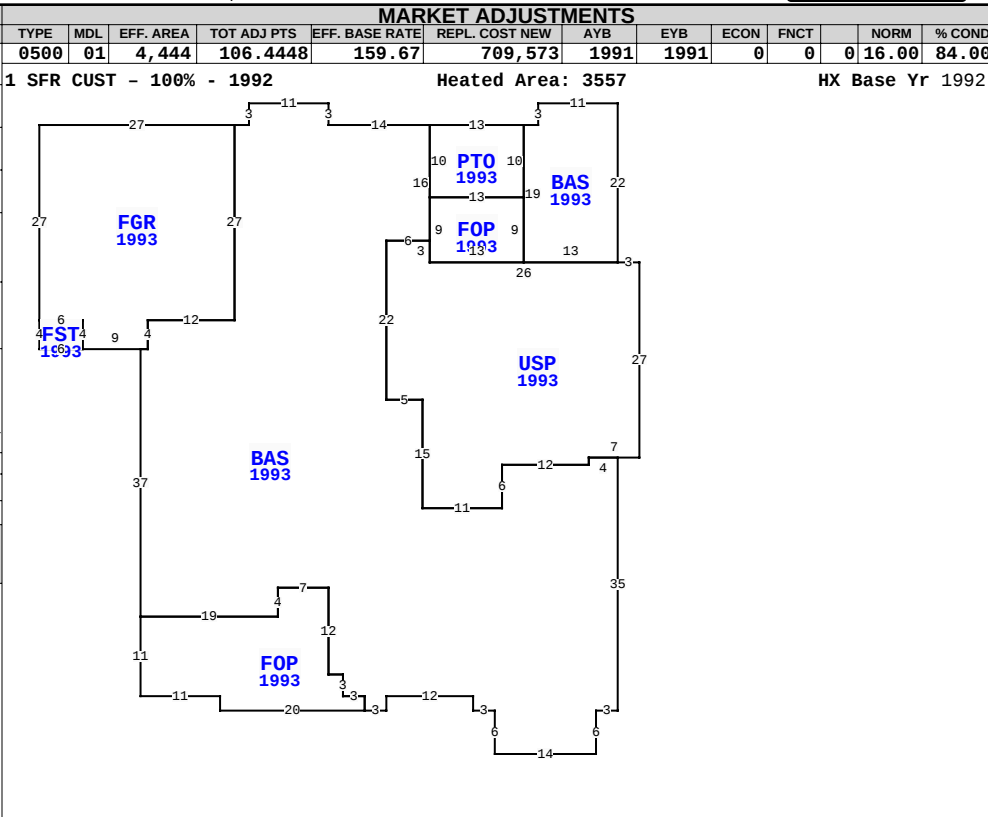
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	280	100	280	37,555
BAS	3,277	100	3,277	439,521
FGR	765	55	421	56,466
FOP	117	30	35	4,694
FOP	360	30	108	14,485
FST	24	55	13	1,744
PTO	130	5	6	805
USP	1,012	30	304	40,774

TOTALS	5,965		4,444	596,041
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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	0	1.00	UT	2,000.00	2,000.00
2	0812	CONCRETE C	0 100	0	0	2,495.00	SF	4.00	4.00
3	0858	SCULP CONC	0 100	0	0	745.00	SF	13.00	13.00
4	0861	POOL GUNIT	0 100	0	0	77.00	SF	85.00	85.00
5	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00

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

REVIEW DATE 05/12/2019 BY KBA



7 RAILROAD VINE, FERNANDINA BEACH	BLD DATE	LGL DATE	03/14/2024	MLU
	XF DATE	AG DATE		
	INC DATE			

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
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1991	1991	3	70	1,400	
2	0812	CONCRETE C	0 100	0	0	2,495.00	SF	4.00	4.00	100	1991	1991	3	62	6,188	
3	0858	SCULP CONC	0 100	0	0	745.00	SF	13.00	13.00	100	1991	1991	3	87	8,426	
4	0861	POOL GUNIT	0 100	0	0	77.00	SF	85.00	85.00	100	1991	1991	3	20	1,309	
5	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1991	1991	3	20	400	

TOTAL OB/XF										17,723						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		596,041	
TOTAL MARKET OB/XF VALUE		17,723	
TOTAL LAND VALUE - MARKET		500,000	
TOTAL MARKET VALUE		1,113,764	
SOH/AGL Deduction		559,674	
ASSESSED VALUE		554,090	
TOTAL EXEMPTION VALUE		HX HB WX	55,000
BASE TAXABLE VALUE		499,090	
TOTAL JUST VALUE		1,113,764	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,037,645	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6431	NEW CONSTR	326,239	04/30/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0642/1212	11/27/1991	QC	U	V	01	100
GRANTOR: MATTEY GEORGE						
GRANTEE: MATTEY GEORGE & M						
0548/0728	7/25/1988	WD	Q	V		43,000
GRANTOR: WAGES, SHIPES, & REAMES						
GRANTEE: MATTEY GEORGE J						

BUILDING NOTES						
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BUILDING DIMENSIONS						
USP=[YR=1993] W3 BAS=[YR=1993] N22 W11 S3 W2 PTO=[YR=1993] W13 S10 FOP=[YR=1993] S9 E13 N9 W13 \$ E13 N10 \$ S19 E13 \$ W26 N3 BAS=[YR=1993] N16 W14 N3 W11 S3 W2 FGR=[YR=1993] W27 S27 FST=[YR=1993] S4 E6 N4 W6 \$ E6 S4 E9 N4 E12 N27 \$ S27 W12 S4 W1 S37 FOP=[YR=1993] S11 E11 S2 E20 N2 W3 N3 W2 N12 W7 S4 W19 \$ E19 N4 E7 S12 E2 S3 E3 S2 E3 N2 E12 S2 E3 S6 E14 N6 E3 N35 W4 S1 W12 S6 W11 N15 W5 N22 E6 \$ W6 S22 E5 S15 E11 N6 E12 N1 E7 N27 \$.						

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