

LOT 38
BEACHWOOD VILLAGE #1
PB 4/25-27

BRAND GREGORY A & ELIZABETH K L/E/
9 RAILROAD VINE RD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-0201-0038-0000



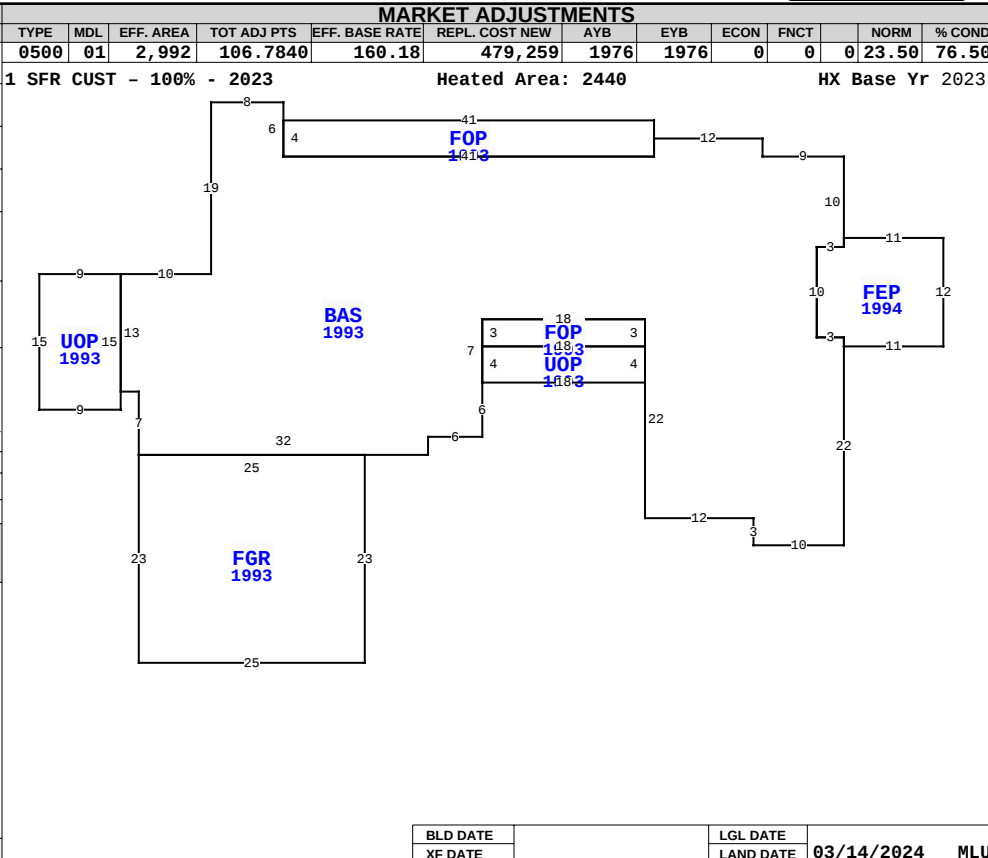
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3 100	
Bathrooms	2.5 100	
Frame	02	WOOD FRAME 100
Stories	1. 1. 100	
Units	0 100	
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	2,440	100	2,440	298,992
FEP	162	80	130	15,930
FGR	575	55	316	38,722
FOP	54	30	16	1,961
FOP	164	30	49	6,004
UOP	72	20	14	1,716
UOP	135	20	27	3,309
TOTALS	3,602		2,992	366,633

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	1242	WD DECK A	0	100	0	0	97.00	SF	10.00	10.00	
3	0812	CONCRETE C	0	100	0	0	1,028.00	SF	4.00	4.00	
4	0858	SCULP CONC	0	100	0	0	232.00	SF	13.00	13.00	
5	0820	WOOD WALK	0	100	6	3	18.00	SF	11.75	11.75	
6	0858	SCULP CONC	0	100	0	0	284.00	SF	13.00	13.00	

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



TOTAL OB/XF											
9,723											

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9,723											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		366,633	
TOTAL MARKET OB/XF VALUE		9,723	
TOTAL LAND VALUE - MARKET		500,000	
TOTAL MARKET VALUE		876,356	
SOH/AGL Deduction		41,553	
ASSESSED VALUE		834,803	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		784,803	
TOTAL JUST VALUE		876,356	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		810,488	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240001966	ADD FGR/FOP	190,000	02/16/2024
8727	ADDITION	14,073	03/03/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2639/1401	5/10/2023	LE U	I	11	
GRANTOR: BRAND GREGORY A & ELI					
GRANTEE: BRAND TAYLOR E					
2639/1399	5/10/2023	QC U	I	11	
GRANTOR: BRAND ELIZABETH K					
GRANTEE: BRAND GREGORY A & E					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W9 N2 W12 FOP=[YR=1993] N2 W41 S4 E41 N2\$ S2 W41 N6 W8 S19 W10 UOP=[YR=1993] W9 S15 E9 N15\$ S13 E2 S7 FGR=[YR=1993] S23 E25 N23 W25\$ E32 N2 E6N6 UOP=[YR=1993] E18 N4 FOP=[YR=1993] N3 W18 S3 E18\$ W18 S4\$ N7 E18 S22 E12 S3E10 N22 FEP=[YR=1994] E11 N12 W11 S1 W3 S10 E3 S1\$ N1 W3 N10 E3 N10\$.											