

LOT 39
BEACHWOOD VILLAGE UNIT 1
PB 4/25-27

M&D REVOCABLE LIVING TRUST/STUDDARD MICHAEL CO-TRU
96010 ENCLAVE MANOR
FERNANDINA BEACH, FL 32034

2024

01-6N-29-0201-0039-0000



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	12	HARDWOOD 70
Interior Floo	14	CARPET 30
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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10001.00		

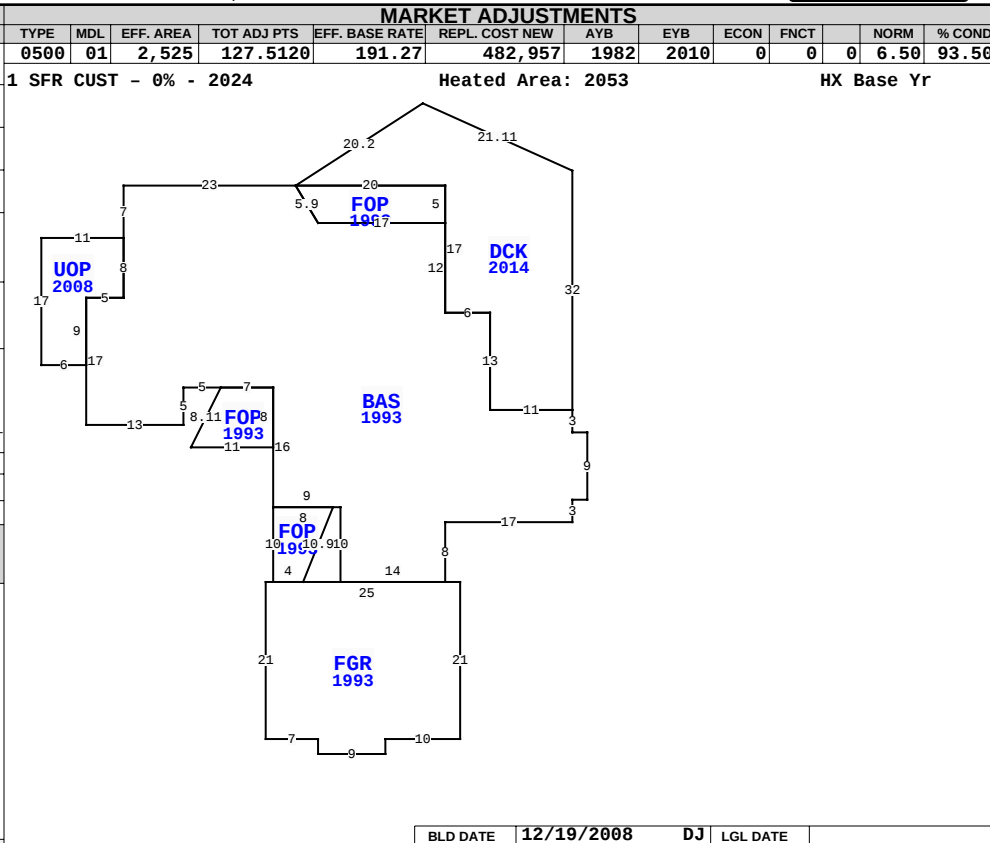
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,053	100	2,053	367,153
DCK	656	10	66	11,803
FGR	564	55	310	55,440
FOP	60	30	18	3,219
FOP	72	30	22	3,934
FOP	93	30	28	5,008
UOP	142	20	28	5,008
TOTALS	3,640		2,525	451,565

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0855	CONC PAVER	0	0	0	0	1,965.00	SF	7.00	7.00	100	2009	2009	3	90	12,380	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1982	1982	3	51.5	1,030	
3	0855	CONC PAVER	0	0	19	3	57.00	SF	7.00	7.00	100	2009	2009	3	90	359	
4	0855	CONC PAVER	0	0	10	3	30.00	SF	7.00	7.00	100	2009	2009	3	90	189	
5	0912	SCRN RM G	0	0	0	0	212.00	SF	20.00	20.00	100	2019	2019		86	3,646	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

REVIEW DATE	11/06/2019	BY	DJA
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11 RAILROAD VINE, FERNANDINA BEACH	BLD DATE 12/19/2008	DJ	LGL DATE	03/14/2024	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF		
17,604		

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17,604		

Total Acres: 0.00	Total Land Value: 500,000	Market: 0	Agricultural: 0	Common: 500,000
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NASSAU COUNTY PROPERTY		
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VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		451,565
TOTAL MARKET OB/XF VALUE		17,604
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		969,169
SOH/AGL Deduction		0
ASSESSED VALUE		969,169
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		969,169
TOTAL JUST VALUE		969,169
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		799,269

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428751	REPAIR/RRF	3,500	05/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2662/94	8/16/2023	WD	Q	I	01	1,225,000
GRANTOR: KAULFUSS CHARLES T &						
GRANTEE: M&D REVOCABLE LIVIN						
1579/0873	8/01/2008	WD	U	I	06	100
GRANTOR: IIRRV LLC						
GRANTEE: KAULFUSS CHARLES T						

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=1993]	W2 N3 DCK=[YR=2014]	N32 U9 L20 D11 L17
FOP=[YR=1993]	D5 R3 E17 N5 W20\$ E20 S17 E6 S13 E11 \$ W11	N13 W6 N12 W17 U5 L3 W23 S7 UOP=[YR=2008] W11 S17 E6 N9 E5
N8\$ S8 W5 S17 E13 N5 E5 FOP=[YR=1993]	D8 L4 E11 N8 W7\$ E7	S16 FOP=[YR=1993] S10 FGR=[YR=1993] W1 S21 E7 S2 E9 N2 E10
N21 W25\$ E4 U10 R4 W8\$ E9 S10 E14 N8 E17 N3 E2 N9\$.		