

LOT 40
BEACHWOOD VILLAGE UNIT 1
PB 4/25-27

PIERDILUCA MICHAEL & GAIL
13 RAILROAD VINE RD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-0201-0040-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
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	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	2,752	100	2,752	376,046
FEP	250	80	200	27,329
FGR	648	55	356	48,646
FOP	34	30	10	1,366
FOP	63	30	19	2,596
TOTALS	3,747		3,337	455,984

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	0855	CONC PAVER	0	100	0	0	2,471.00	SF	7.00	7.00	
3	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	
4	1100	VAC SYSTEM	0	100	0	0	1.00	UT	800.00	800.00	
5	1126	CB/STC 8"	0	100	7	67	469.00	SF	8.00	8.00	
6	1242	WD DECK A	0	100	0	0	311.00	SF	10.00	10.00	

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,337	111.0900	166.64	556,078	1987	1987	0	0	0 18.00	82.00
1 SFR CUST - 100% - 2020 Heated Area: 2752 HX Base Yr 2020											
13 RAILROAD VINE, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
03/14/2024 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 5			Tax Dist:
BUILDING MARKET VALUE			455,984
TOTAL MARKET OB/XF VALUE			20,259
TOTAL LAND VALUE - MARKET			500,000
TOTAL MARKET VALUE			976,243
SOH/AGL Deduction			377,934
ASSESSED VALUE			598,309
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			548,309
TOTAL JUST VALUE			976,243
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			906,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2289/1221	7/12/2019	WD	Q	I	01	630,000
GRANTOR: SCHOELL RICHARD A						
GRANTEE: PIERDILUCA MICHAEL						
0951/1359	9/29/2000	WD	U	I		485,000
GRANTOR: ZIMMERMAN THOMAS C						
GRANTEE: SCHOELL RICHARD A &						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W14 N1 W1 N3 FEP=[YR=2011] N15 W17 S14 E5 S1 E12\$ W12 N1 W9 S1 W7 S10 W8 S3 W18 S38 E11 S1 FOP=[YR=1993] S9 FGR=[YR=1993] W16 S3 W1 S8 E1 S13 E12 S2 E8 N2 E6 N24 W10 \$ E7 N9 W7 \$ E7 N8 E11 N1 E7 S1 E5 N4 E2 FOP=[YR=1993] E12 N2 W2 N1 W10 S3 \$ N3 E10 S1E2 S2 S8 E7 N1 E7 N16 W1 N5 E1 N22 \$.											

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