LOT 41
IN OR 1992/1925
BEACHWOOD VILLAGE 1 PB 4/25-27

WITT JEFFREY R & JOAN K
15 RAILROAD VINE
FERNANDINA BEACH, FL 32034

**2024**

**01-6N-29-0201-0041-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

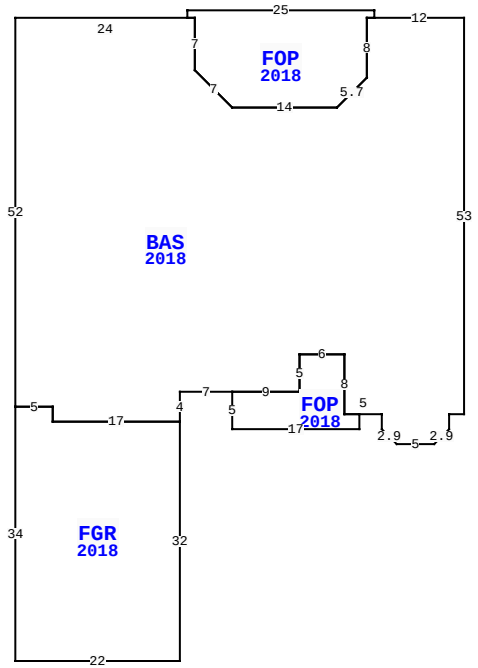
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 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 |
| 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 | 2,873 | 100 | 2,873 | 576,341 |
| FGR | 714 | 55 | 393 | 78,838 |
| FOP | 109 | 30 | 33 | 6,620 |
| FOP | 281 | 30 | 84 | 16,851 |
| TOTALS | 3,977 | | 3,383 | 678,650 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 3,383 | 136.4691 | 204.70 | 692,500 | 2018 | 2018 | 0 | 0 | 0 | 2.00 | 98.00 |

2 SFR CUST – 100% - 2019 Heated Area: 2873 HX Base Yr 2019




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

15 RAILROAD VINE, FERNANDINA BEACH

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 5 | Tax Dist: | |
| BUILDING MARKET VALUE | | 678,650 |
| TOTAL MARKET OB/XF VALUE | | 23,088 |
| TOTAL LAND VALUE - MARKET | | 500,000 |
| TOTAL MARKET VALUE | | 1,201,738 |
| SOH/AGL Deduction | | 665,687 |
| ASSESSED VALUE | | 536,051 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 486,051 |
| TOTAL JUST VALUE | | 1,201,738 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,121,526 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1708668 | NEW CONSTR | 364,228 | 10/02/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1992/1925 | 7/21/2015 | WD | Q | V | 01 | 225,000 |
| GRANTOR: SMITH TAVIT K & LYNN | | | | | | |
| GRANTEE: WITT JEFFREY R & JO | | | | | | |
| 1785/0013 | 3/22/2012 | WD | U | I | 30 | 100 |
| GRANTOR: SMITH TAVIT K & LYNN | | | | | | |
| GRANTEE: SMITH TAVIT K & LYN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2018] W12 FOP=[YR=2018] N1 W25 S1 E1 S7 D5 R5 E14 U4 R4 N8 E1$ W1 S8 D4 L4 W14 U5 L5 N7 W24 S52
FGR=[YR=2018] S34 E22 N32 W17 N2 W5$ E5 S2 E17 N4 E7
FOP=[YR=2018] S5 E17 N2 W2 N8 W6 S5W9$ E9 N5 E6 S8 E5 S2 D2 R2 E5 U2 R2 N2 E2 N53$.

## 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 | 100 | 0 | 0 | 1,906.00 | SF | 7.00 | 7.00 | 100 | 2018 | 2018 | 3 | 97 | 12,942 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 198.00 | SF | 7.00 | 7.00 | 100 | 2018 | 2018 | 3 | 97 | 1,344 | |
| 3 | 0462 | ST/AL FNC | 0 | 100 | 0 | 0 | 840.00 | SF | 10.00 | 10.00 | 100 | 2018 | 2018 | 3 | 87 | 7,308 | |
| 4 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 220.00 | SF | 7.00 | 7.00 | 100 | 2018 | 2018 | 3 | 97 | 1,494 | |

## LAND DESCRIPTION

TOTAL OB/XF 23,088

| 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 | 100 | | 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