

LOT 42
IN OR 2101/1791
BEACHWOOD VILLAGE 1 PB 4/25-27

HINEL JAMES F & STEPHENY
17 RAILROAD VINE
FERNANDINA BEACH, FL 32034

2024

01-6N-29-0201-0042-0000



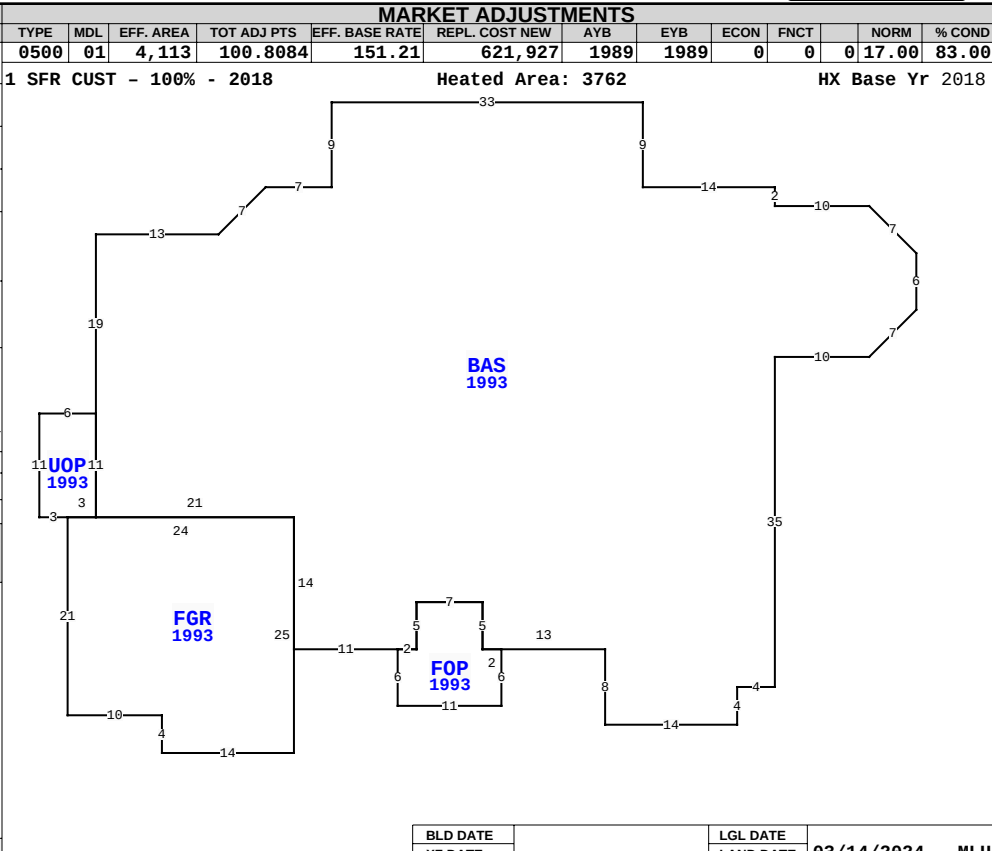
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 90
Interior Wall	08 DECORATIVE 10
Interior Floo	14 CARPET 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
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	3,762	100	3,762	472,147
FGR	560	55	308	38,656
FOP	101	30	30	3,765
UOP	66	20	13	1,632
TOTALS	4,489		4,113	516,199

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	2.00	UT	2,000.00	2,000.00	100	1989
2	0858	SCULP CONC	0 100	0	0	1,450.00	SF	13.00	13.00	100	1989
3	0812	CONCRETE C	0 100	0	0	1,940.00	SF	4.00	4.00	100	1989
4	0801	ASPHALT A	0 100	18	11	198.00	SF	3.00	3.00	100	1989
5	1124	CB/STC 4"	0 100	14	4	56.00	SF	6.50	6.50	100	1989

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



TOTAL OB/XF											
23,590											

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23,590											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		516,199	
TOTAL MARKET OB/XF VALUE		23,590	
TOTAL LAND VALUE - MARKET		500,000	
TOTAL MARKET VALUE		1,039,789	
SOH/AGL Deduction		480,611	
ASSESSED VALUE		559,178	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		509,178	
TOTAL JUST VALUE		1,039,789	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		967,407	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2101/1791	2/16/2017	WD Q	I	I	02
GRANTOR: KURUC JOHN S & JOANN					
GRANTEE: HINEL JAMES F & STE					
1306/1460	4/05/2005	WD Q	I		
GRANTOR: DAVENPORT FRANCES M T					
GRANTEE: KURUC JOHN S & JOAN					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W10 N2 W14 N9 W33 S9 W7 D5 L5 W13 S19											
UOP=[YR=1993] W6 S11 E3FGR=[YR=1993] S21 E10 S4 E14 N25 W24\$											
E3 N11\$ S11 E21 S14 E11 FOP=[YR=1993] S6 E11 N6 W2 N5 W7 S5											
W2\$ E2 N5 E7 S5 E13 S8 E14 N4 E4 N35 E10 U5 R5 N6 U5 L5											
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