

LOT 47
PT OR 1199/1881
BEACHWOOD VILLAGE UNIT 1

CABANISS EDA H
4705 ROLFE ROAD
RICHMOND, VA 23226

2024

01-6N-29-0201-0047-0000



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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3 100	
Bathrooms	3 100	
Frame	02	WOOD FRAME 100
Stories	2. 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	1,923	100	1,923	272,224
FDG	462	60	277	39,212
FEP	150	80	120	16,988
FUS	581	100	581	82,248
UOP	72	20	14	1,982
UOP	316	20	63	8,918

TOTALS	3,504		2,978	421,571
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	947.00	SF	5.20	5.20	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	
3	0810	CONCRETE A	0	0	0	0	268.00	SF	6.50	6.50	
4	1122	CB 6"	0	0	0	0	92.00	SF	5.85	5.85	
5	0446	BOX FNC 6'	0	0	0	0	12.00	LF	20.00	20.00	
6	0810	CONCRETE A	0	0	0	0	36.00	SF	6.50	6.50	
7	0445	BOX FNC 5'	0	0	0	0	18.00	LF	8.10	8.10	

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	0		RSF-1	0.00	0.00	1.00	LT	

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,978	114.3933	171.59	510,995	1984	1988	0	0	17.50	82.50
1 SFR CUST - 0% - 0											
Heated Area: 2504											
HX Base Yr											
9 BEACH WOOD RD, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
03/14/2024 MLU											

TOTAL OB/XF											
4,470											

TOTAL OB/XF											
4,470											

Market: 0 Agricultural: 0 Common: 500,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		421,571	
TOTAL MARKET OB/XF VALUE		4,470	
TOTAL LAND VALUE - MARKET		500,000	
TOTAL MARKET VALUE		926,041	
SOH/AGL Deduction		186,709	
ASSESSED VALUE		739,332	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		739,332	
TOTAL JUST VALUE		926,041	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		857,652	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9502110	REPAIR/RRF	900	07/01/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1199/1881	1/07/2004	WD	U	I	01
SALE PRICE					
684,500					
GRANTOR: CABANISS ROBERT W JR					
GRANTEE: CABANISS EDA H					
0658/0969	5/18/1992	WD	Q	I	
220,000					
GRANTOR: BRACKETT CHRIS & PAT					
GRANTEE: CABANISS ROB & EDA					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
UOP=[YR=1993] W23 S2 W4 BAS=[YR=1993] W11 FEP=[YR=1993] W15 S10 E15 N10\$ S10 W15 S15 W3 S9 E1 S5 E19 UOP=[YR=1993] E9 N8 W9 S8\$ N8 E9 S19 E27 N23 E2 N7 W2 N10 W27 N10\$ S10 E27 N12\$ PTR=E15 FUS=[YR=1993] E21 S28 W7 N1 W7 S1 W7 N28\$ W15\$ PTR=W65 FDG=[YR=1993] W21 S22 E21 N22\$ E65\$.											