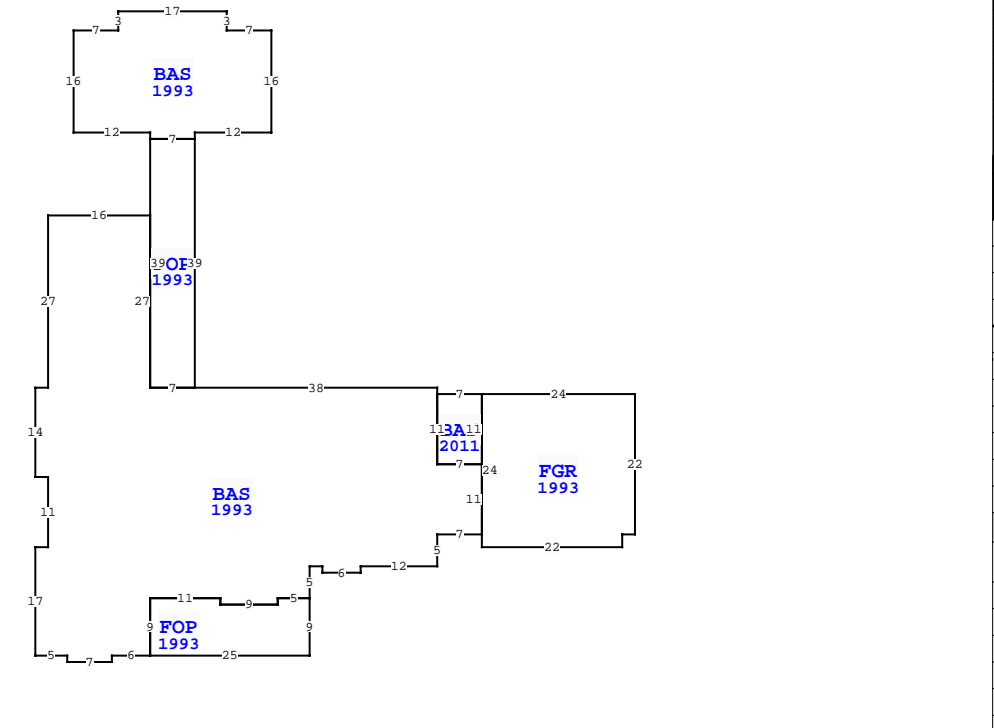




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 60
Interior Floo	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	5 100
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	554 100 554 79,473
BAS	2,650 100 2,650 380,150
BAS	77 100 77 11,046
FGR	572 55 315 45,188
FOP	216 30 65 9,324
FOP	273 30 82 11,763
TOTALS	4,342 3,743 536,944

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	CUST - 100%	- 2020		643,047	1988	1990	0	0	16.50	83.50
				Heated Area:	3281		HX Base Yr 2020				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		536,944	
TOTAL MARKET OB/XF VALUE		35,364	
TOTAL LAND VALUE - MARKET		500,000	
TOTAL MARKET VALUE		1,072,308	
SOH/AGL Deduction		408,909	
ASSESSED VALUE		663,399	
TOTAL EXEMPTION VALUE		HX HB WX 55,000	
BASE TAXABLE VALUE		608,399	
TOTAL JUST VALUE		1,072,308	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		999,284	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1805285	SKITPERG	4,900	05/24/2018
BP4258	N/A	10,600	07/23/1987
BP4192	N/A	169,420	06/18/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2715/587	5/31/2024	WD	Q	I	02	1,950,000
GRANTOR: SCHULE MARILYN J						
GRANTEE: GERAK ANTHONY J & P						
2329/0137	12/31/2019	SW	U	I	11	100
GRANTOR: SCHULE ROBERT M REVOC						
GRANTEE: SCHULE MARILYN J						

EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W
1	0850	PEBBLE WLK	0 100	0 0
2	0861	POOL GUNIT	0 100	32 19
3	1124	CB/STC 4"	0 100	0 0
4	0825	BRICK	0 100	0 0
5	0504	FP-ELECTRI	0 100	0 0
6	0600	SUMMER KIT	0 100	0 0
7	1076	TRELLIS A	0 100	10 20
8	0855	CONC PAVER	0 100	0 0

13 BEACH WOOD RD, FERNANDINA BEACH				BLD DATE	LGL DATE	03/14/2024	MLU
				XF DATE	LAND DATE		
				INC DATE	AG DATE		

BUILDING NOTES	

BUILDING DIMENSIONS	
FGR=[YR=1993] W24 BAS 2011=W7 BAS=[YR=1993] N1 W38	
FOP=[YR=1993] N39 BAS=[YR=1993] N1 E12N16 W7 N3 W17 S3 W7 S16	
E12 S1E7\$ W7 S39 E7\$ W7 N27 W16 S27 W2 S14 E2S11 W2 S17 E5 S1	
E7 N1 E6 FOP=[YR=1993] E25 N9 W5 S1 W9 N1 W11 S9\$ N9 E11 S1	
E9 N1 E5 N5 E2 S1 E6 N1 E12 N5 E7 N11 W7 N11\$ S11 E7 N11\$ S24	
E22 N2 E2 N22\$.	

TOTAL OB/XF															35,364									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							