

LOT 53
IN OR 2496/182
BEACHWOOD VILLAGE UNIT 1

BYRD TRUST/BYRD MARY LEE TRUSTEE
63 LAUREL OAK ROAD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-0201-0053-0000



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	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

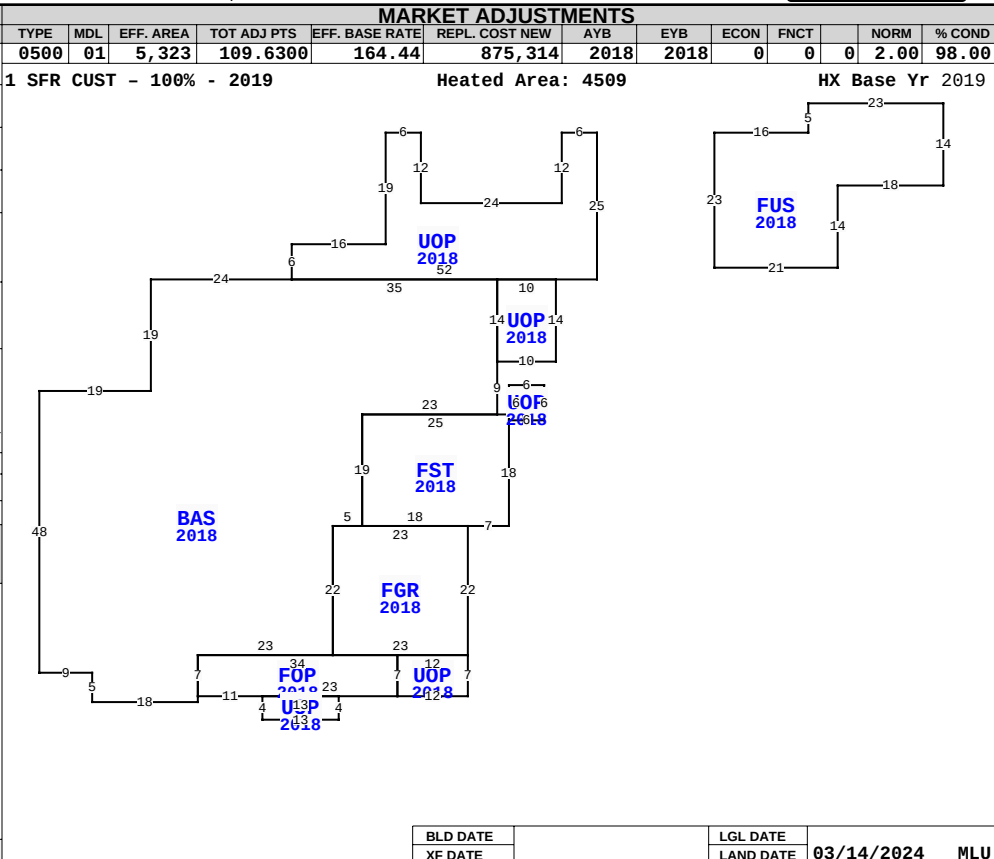
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10

NEIGHBORHOOD/LOC 10001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,749	100	3,749	604,156
FGR	506	55	278	44,800
FOP	238	30	71	11,442
FST	475	55	261	42,061
FUS	760	100	760	122,475
UOP	36	20	7	1,128
UOP	52	20	10	1,611
UOP	84	20	17	2,739
UOP	140	20	28	4,512
UOP	708	20	142	22,883
TOTALS	6,748		5,323	857,808

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0861	POOL GUNIT	0 100	0	0	288.00	SF	127.50	127.50
3	0855	CONC PAVER	0 100	0	0	2,682.00	SF	10.00	10.00
4	0911	SCRN RM A	0 100	0	0	900.00	SF	35.00	35.00

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

REVIEW DATE 05/12/2019 BY KBA



63 LAUREL OAK, FERNANDINA BEACH

TOTAL OB/XF 85,751									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0861	POOL GUNIT	0 100	0	0	288.00	SF	127.50	127.50
3	0855	CONC PAVER	0 100	0	0	2,682.00	SF	10.00	10.00
4	0911	SCRN RM A	0 100	0	0	900.00	SF	35.00	35.00

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

Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 5					Tax Dist:				
BUILDING MARKET VALUE					857,808				
TOTAL MARKET OB/XF VALUE					85,751				
TOTAL LAND VALUE - MARKET					500,000				
TOTAL MARKET VALUE					1,443,559				
SOH/AGL Deduction					380,534				
ASSESSED VALUE					1,063,025				
TOTAL EXEMPTION VALUE					55,000				
BASE TAXABLE VALUE					1,008,025				
TOTAL JUST VALUE					1,443,559				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,357,488				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1803384	SCRN ENCL	21,510	04/03/2018
B1802751	CO ISSUED	0	03/16/2018
B1800043	SWIM POOL	49,452	01/02/2018
B1633647	NEW CONSTR	562,692	12/01/2016

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2496/0182	9/09/2021	SW	U	I	11	100			
GRANTOR: BYRD EDWIN LEONARD &									
GRANTEE: BYRD TRUST									
2195/1600	5/02/2018	WD	U	V	11	100			
GRANTOR: BYRD EDWIN L									
GRANTEE: BYRD EDWIN L & MARY									

BUILDING NOTES									
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BUILDING DIMENSIONS

UOP=[YR=2018] W6 S12 W24 N12 W6 S19 W16 S6 BAS=[YR=2018] W24 S19 W19 S48 E9 S5 E18 N1 FOP=[YR=2018] E11 UOP=[YR=2018] S4 E13 N4 W13\$ E23 UOP=[YR=2018] E12 N7 FGR=[YR=2018] N22 FST=[YR=2018] E7 N18 UOP=[YR=2018] E6 N6 W6 S6\$ N1 W25 S19 E18\$ W23 S22 E23\$ W12 S7\$ N7 W34 S7\$ N7 E23 N22 E5 N19 E23 N9 UOP=[YR=2018] E10 N14 W10 S14\$ N14 W35\$ E52 N25\$ PTR=E20 FUS=[YR=2018] E16 N5 E23 S14 W18 S14 W21 N23\$ W20\$.

PRINTED 08/06/2024 BY SYS