LOTS 71 & 72
IN OR 1565/348 CASE #07-CP-103
BEACHWOOD VILLAGE UNIT 1

KULLMAN BRUCE/WEAVER KAREN L ET AL
1359 SW 25TH LANE
PALM CITY, FL 34990

2024

01-6N-29-0201-0071-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

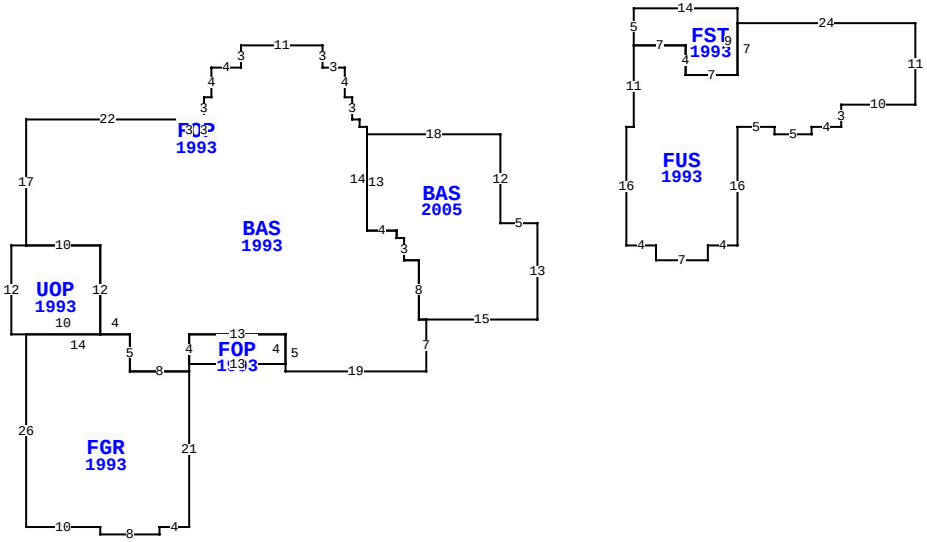
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	06	ASB SHINGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	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	1,598	100	1,598	229,669
BAS	440	100	440	63,238
FGR	540	55	297	42,686
FOP	6	30	2	287
FOP	52	30	16	2,300
FST	98	55	54	7,761
FUS	691	100	691	99,313
UOP	144	20	29	4,168
TOTALS	3,569		3,127	449,421

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,127	115.4370	173.16	541,471	1987	1989	0	0	0	17.00	83.00

1 SFR CUST – 0% - 0 Heated Area: 2729 HX Base Yr



18 LAUREL OAK, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	449,421
TOTAL MARKET OB/XF VALUE	11,121
TOTAL LAND VALUE - MARKET	900,000
TOTAL MARKET VALUE	1,360,542
SOH/AGL Deduction	513,013
ASSESSED VALUE	847,529
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	847,529
TOTAL JUST VALUE	1,360,542
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,140,928

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509791	H/AC	0	05/01/2005
R07465	REPAIR/RRF	5,000	04/01/2005
BP3928	N/A	112,000	03/06/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1037/1701	2/15/2002	TD	U	I	06	100
GRANTOR: HEIKKENEN KULLMAN JAC						
GRANTEE: HEIKKENEN JACQUELYN						
0882/1813	5/13/1999	WD	U	I	07	100
GRANTOR: KULLMAN JACQUELYN						
GRANTEE: KULLMAN JACQUELYN T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 N1 W1 N3 W1 N4 W3 N3 W11 S3 W4 S4 W1 S3 FOP=[YR=1993] W2 S3 E2 N3$ S3 W2 N3 W22 S17 UOP=[YR=1993] W2 S12 E2 FGR=[YR=1993] S26 E10 S1 E8 N1 E4 N21 W8 N5 W14$ E10 N12 W10$ E10 S12 E4 S5 E8 N1 FOP=[YR=1993] E13 N4 W13 S4$ N4 E13 S5 E19 N7 BAS=[YR=2005] E15 N13 W5 N12 W18 S13 E4 S1 E1 S3 E2 S8 E1$ W1 N8W2 N3 W1 N1 W4 N14 $ PTR= E35 FUS=[YR=1993] E1 N11 FST=[YR=1993] N5 E14 S9 W7 N4 W7 $ E7 S4 E7 N7 E24 S11 W10 S3 W4 S1 W5 N1 W5 S16 W4 S2 W7 N2 W4 N16$ W35 $.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	62	1,240	
2	0812	CONCRETE C	0	0	0	0	1,313.00	SF	4.00	4.00	100	1987	1987	3	52	2,731	
3	0835	QUARY TILE	0	0	0	0	45.00	SF	10.00	10.00	100	1987	1987	3	52	234	
4	1126	CB/STC 8"	0	0	0	0	55.00	SF	8.00	8.00	100	1987	1987	3	52	229	
5	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1987	1987	3	24	72	
6	0810	CONCRETE A	0	0	0	0	51.00	SF	6.50	6.50	100	1987	1987	3	52	172	
7	0810	CONCRETE A	0	0	0	0	42.00	SF	6.50	6.50	100	1987	1987	3	52	142	
8	0810	CONCRETE A	0	0	0	0	257.00	SF	6.50	6.50	100	2005	2005	3	86	1,437	
9	0855	CONC PAVER	0	0	0	0	527.00	SF	10.00	10.00	100	2005	2005	3	86	4,532	
10	1126	CB/STC 8"	0	0	0	0	42.00	SF	8.00	8.00	100	2005	2005	3	86	289	

TOTAL OB/XF 11,078

LAND DESCRIPTION

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000							
2	000100	C	SFR	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 900,000 Market: 0 Agricultural: 0 Common: 900,000 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024 MLU
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NASSAU COUNTY PROPERTY

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NCON VALUE	0
INCOME VALUE	
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GRANTEE: KULLMAN JACQUELYN T						

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
11	0446	BOX FNC 6'	0	0	0	0	9.00	LF	20.00	20.00	100	2005	2005	3	24	43	

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 43

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 900,000 Market: 0 Agricultural: 0 Common: 900,000 PRINTED 08/06/2024 BY SYS