LOT 73
BEACHWOOD VILLAGE UNIT 1
PB 4/25-27

WEENIE HUT JUNIORS LLC
5412 TROWHRIDGE PLACE
ATLANTA, GA 30338

2024

01-6N-29-0201-0073-0000

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	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

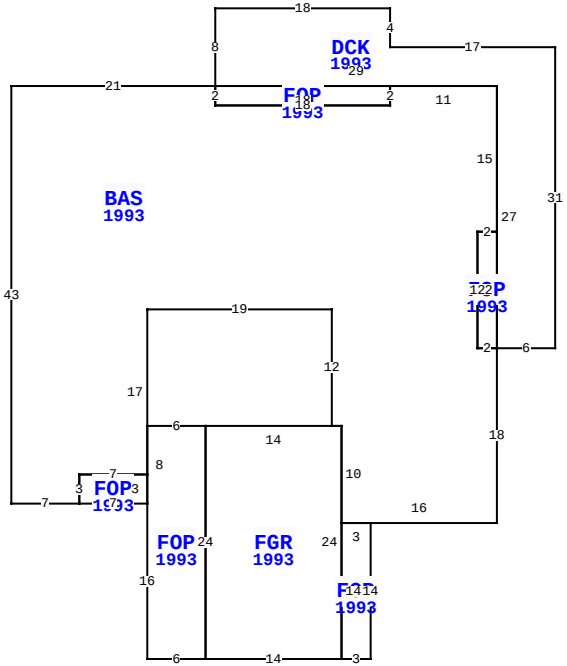
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,713	100	1,713	272,667
DCK	374	10	37	5,890
FGR	336	55	185	29,448
FOP	21	30	6	955
FOP	24	30	7	1,115
FOP	36	30	11	1,751
FOP	42	30	13	2,069
FOP	144	30	43	6,844
TOTALS	2,690		2,015	320,739

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,015	128.6250	192.94	388,774	1982	1988	0	0	0	17.50	82.50

1 SFR CUST – 0% - 2024 Heated Area: 1713 HX Base Yr



22 LAUREL OAK, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	320,739
TOTAL MARKET OB/XF VALUE	4,021
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	774,760
SOH/AGL Deduction	0
ASSESSED VALUE	774,760
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	774,760
TOTAL JUST VALUE	774,760
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	660,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25396	REMODEL	30,800	01/20/2011
B23641	REMODEL	6,000	06/01/2010
B23631	REPAIR/RRF	1,060	05/01/2010
B960543	REPAIR/RRF	4,500	11/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2667/1023	9/06/2023	WD	U	I	11	100
GRANTOR: JORDAN REBECCA M						
GRANTEE: WEENIE HUT JUNIORS						
1681/1703	5/31/2010	QC	U	I	11	150,000
GRANTOR: JORDAN THOMAS M & REB						
GRANTEE: JORDAN REBECCA M						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1993] W17 N4 W18 S8 FOP=[YR=1993] S2 E18 N2 W18 $
BAS=[YR=1993] W21 S43 E7 FOP=[YR=1993] E7 FOP=[YR=1993] S16
E6 FGR=[YR=1993] E14 FOP=[YR=1993] E3 N14 W3 S14 $ N24 W14
S24 $ N24 W6 S8 $ N3 W7 S3 $ N3 E7 N17 E19 S12 E1 S10 E16 N18
FOP=[YR=1993] N12 W2 S12E2 $ W2 N12 E2 N15 W11 S2 W18 N2 $
E29 S27 E6 N31 $.

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	1982	1982	3	51.5	1,030	
2	0811	CONCRETE B	0	0	0	0	830.00	SF	5.20	5.20	100	1982	1982	3	38	1,640	
3	0825	BRICK	0	0	0	0	34.00	SF	8.75	8.75	100	1982	1982	3	77	229	
4	1242	WD DECK A	0	0	0	0	225.00	SF	10.00	10.00	100	1982	1982	3	20	450	
5	0446	BOX FNC 6'	0	0	0	0	71.00	LF	20.00	20.00	100	1982	1982	3	20	284	
6	1242	WD DECK A	0	0	0	0	72.00	SF	10.00	10.00	100	1982	1982	3	20	144	
7	0820	WOOD WALK	0	0	0	0	52.00	SF	11.75	11.75	100	1982	1982	3	40	244	

LAND DESCRIPTION

TOTAL OB/XF 4,021

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							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/06/2024 BY SYS