

LOTS 77 & 78
IN OR 1979/776
BEACHWOOD VILLAGE UNIT 1

PIERCE JANICE C & SCOTT
31 LAUREL OAK
FERNANDINA BEACH, FL 32034

2024

01-6N-29-0201-0077-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
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
Occupancy	00	NONE 100

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Quality 04 Quality Level 04

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 10

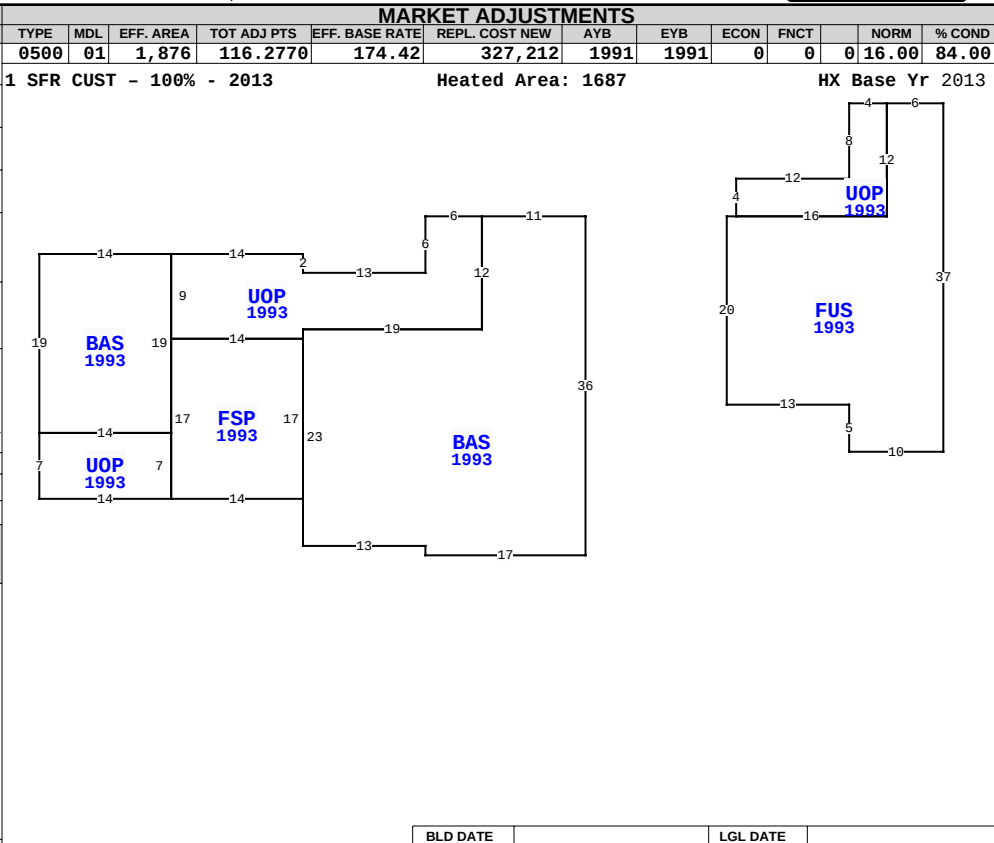
NEIGHBORHOOD/LOC 10001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	266	100	266	38,973
BAS	839	100	839	122,924
FSP	238	40	95	13,919
FUS	582	100	582	85,270
UOP	96	20	19	2,784
UOP	98	20	20	2,930
UOP	276	20	55	8,058

TOTALS 2,395 1,876 274,858

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	678.00	SF	6.50
2	0820	WOOD WALK	0	100	53	4	212.00	SF	11.75
3	0858	SCULP CONC	0	100	38	4	152.00	SF	13.00
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00
5	1126	CB/STC 8"	0	100	0	0	302.00	SF	8.00
6	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00
7	0861	POOL GUNIT	0	100	25	15	375.00	SF	85.00
8	0811	CONCRETE B	0	100	0	0	898.00	SF	5.20
9	0845	KOOL DECK	0	100	0	0	331.00	SF	7.25
10	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00

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
2	000100	C	SFR	100		RSF-1	0.00	0.00	1.00



31 LAUREL OAK, FERNANDINA BEACH

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	678.00	SF	6.50
2	0820	WOOD WALK	0	100	53	4	212.00	SF	11.75
3	0858	SCULP CONC	0	100	38	4	152.00	SF	13.00
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00
5	1126	CB/STC 8"	0	100	0	0	302.00	SF	8.00
6	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00
7	0861	POOL GUNIT	0	100	25	15	375.00	SF	85.00
8	0811	CONCRETE B	0	100	0	0	898.00	SF	5.20
9	0845	KOOL DECK	0	100	0	0	331.00	SF	7.25
10	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00

TOTAL OB/XF									
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
2	000100	C	SFR	100		RSF-1	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 5					Tax Dist:				
BUILDING MARKET VALUE					705,363				
TOTAL MARKET OB/XF VALUE					21,566				
TOTAL LAND VALUE - MARKET					1,071,000				
TOTAL MARKET VALUE					1,797,929				
SOH/AGL Deduction					1,053,277				
ASSESSED VALUE					744,652				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					694,652				
TOTAL JUST VALUE					1,797,929				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,529,450				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327387	REPAIR/RRF	40,000	06/01/2013
6422	NEW CONSTR	96,000	04/23/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1979/0776	5/08/2015	TD	U	I	11	100	
GRANTOR: PIERCE TRUST							
GRANTEE: PIERCE JANICE C & S							
1853/0185	4/17/2013	WD	U	I	30	100	
GRANTOR: PIERCE JANICE C & SCO							
GRANTEE: PIERCE JANICE C & S							
BUILDING NOTES							

BUILDING NOTES									
BAS=[YR=1993] W11 UOP=[YR=1993] W6 S6 W13 N2 W14									
BAS=[YR=1993] W14 S19 UOP=[YR=1993] S7 E14 FSP=[YR=1993]									
E14N17 W14 S17\$ N7 W14\$ E14 N19\$ S9 E14 N1 E19 N12\$ S12 W19									
S23E13 S1 E17 N36\$ PTR=E15 FUS=[YR=1993] E1 UOP=[YR=1993] N4									
E12 N8 E4 S12 W16\$ E16 N12 E6 S37 W10 N5 W13 N20\$ W15\$.									

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2024

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BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
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	1,962	100	1,962	245,681
FGR	441	55	243	30,428
FOP	18	30	5	626
FOP	40	30	12	1,503
FST	28	55	15	1,878
FUS	972	100	972	121,714
PTO	54	5	3	375
UOP	36	20	7	877
UOP	36	20	7	877
UOP	1,062	20	212	26,547
TOTALS	4,649		3,438	430,505

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
11	1242	WD DECK A	0 100	0	0	439.00	SF	10.00	10.00	100	1982
12	0446	BOX FNC 6'	0 100	0	0	47.00	LF	20.00	20.00	100	1982
13	0445	BOX FNC 5'	0 100	0	0	72.00	LF	8.10	8.10	100	1990
14	0820	WOOD WALK	0 100	0	0	340.00	SF	11.75	11.75	100	1982
15	1126	CB/STC 8"	0 100	15	7	105.00	SF	8.00	8.00	100	1982

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,438	112.0560	168.08	577,859	1982	1982	5	0	0 20.50	74.50
2 SFR CUST - 100% - 2013											
Heated Area: 2934											
HX Base Yr 2013											
31 LAUREL OAK, FERNANDINA BEACH											

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

NASSAU COUNTY PROPERTY		PAGE 2 of 2	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		705,363	
TOTAL MARKET OB/XF VALUE		21,566	
TOTAL LAND VALUE - MARKET		1,071,000	
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INCOME VALUE			
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1979/0776	5/08/2015	TD	U	I	11
GRANTOR: PIERCE TRUST					
GRANTEE: PIERCE JANICE C & S					
1853/0185	4/17/2013	WD	U	I	30
GRANTOR: PIERCE JANICE C & SCO					
GRANTEE: PIERCE JANICE C & S					

BUILDING NOTES											
BUILDING DIMENSIONS											
UOP=[YR=1993] W54 S29 BAS=[YR=1993] S9 FST=[YR=1993] W4 S7 E4 N7\$ S7 W4 S10 E29 FOP=[YR=1993] E5 FOP=[YR=1993] S3 E3 FGR=[YR=1993] S21 E21 PTO=[YR=1993] E6 N9 W6 S9\$ N21 W21\$ E3 N3 W6 \$ N8 W5 S8\$ N8 E5 S8 E6 S3 E18 N29 W9 N14 W36 S14 W9\$ E9 N14 E36 S14 E9 N29\$ PTR=E20 UOP=[YR=1993] E9 S4 FUS=[YR=1993] E36 UOP=[YR=1993] N4 E9 S4 W9\$ E9S18 W54 N18 E9\$ W9 N4 \$ W20\$.											