

LOT 88
BEACHWOOD VILLAGE UNIT 1
PB 4/25-27

BIVINS ELIZABETH ANN LIV TRUST/BIVINS ELIZABETH AN
44 LAUREL OAK
FERNANDINA BEACH, FL 32034

2024

01-6N-29-0201-0088-0000



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	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

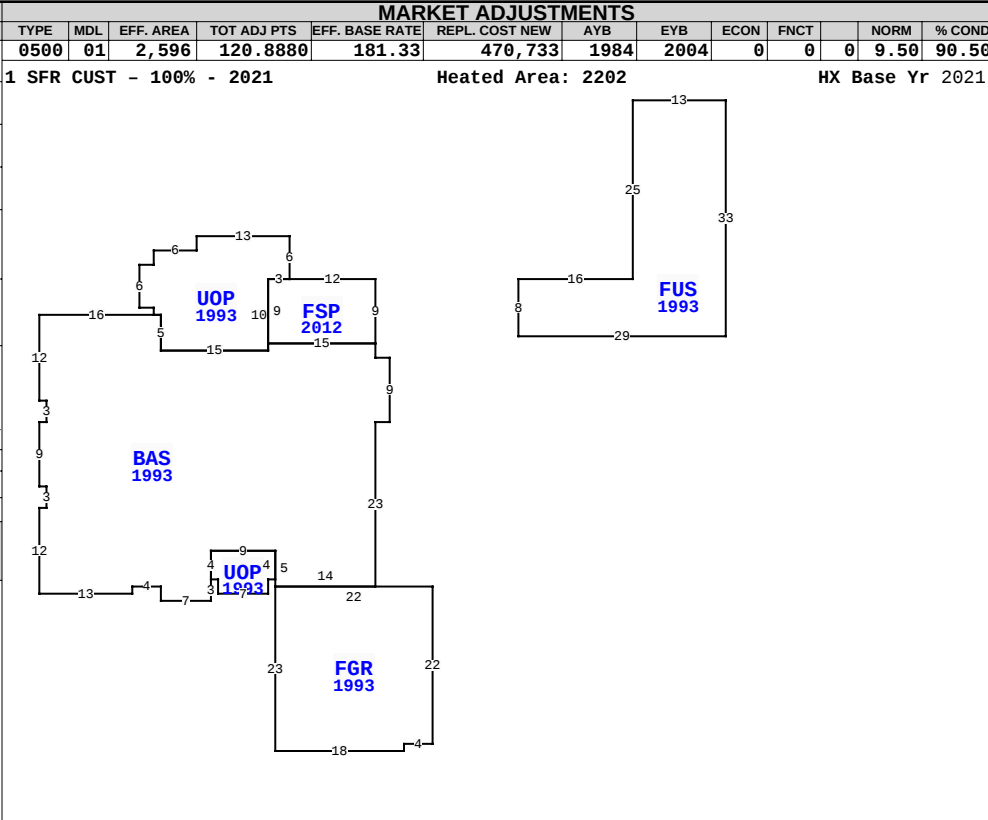
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,645	100	1,645	269,951
FGR	502	55	276	45,293
FSP	135	40	54	8,862
FUS	557	100	557	91,406
UOP	50	20	10	1,641
UOP	269	20	54	8,862

TOTALS	3,158		2,596	426,013
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0812	CONCRETE C	0	100	0	0	1,156.00	SF	4.00	4.00	
3	1126	CB/STC 8"	0	100	0	0	360.00	SF	8.00	8.00	
4	0855	CONC PAVER	0	100	0	0	113.00	SF	5.00	5.00	

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



44 LAUREL OAK, FERNANDINA BEACH

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

L N	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	100	0	0	1.00	UT	2,000.00	2,000.00	100	1984	1984	3	56	1,120	
2	0812	CONCRETE C	0	100	0	0	1,156.00	SF	4.00	4.00	100	1984	1984	3	44	2,035	
3	1126	CB/STC 8"	0	100	0	0	360.00	SF	8.00	8.00	100	1984	1984	3	44	1,267	
4	0855	CONC PAVER	0	100	0	0	113.00	SF	5.00	5.00	100	2000	2000	3	79	446	

TOTAL OB/XF											
4,868											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 5										Tax Dist:	
BUILDING MARKET VALUE										426,013	
TOTAL MARKET OB/XF VALUE										4,868	
TOTAL LAND VALUE - MARKET										450,000	
TOTAL MARKET VALUE										880,881	
SOH/AGL Deduction										345,681	
ASSESSED VALUE										535,200	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										485,200	
TOTAL JUST VALUE										880,881	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										762,103	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213197	REPAIR/RRF	800	11/01/2012
B1225478	FAN	0	10/01/2012
B1226421	REMODEL	5,020	09/03/2012
B26000	REMODEL	4,500	05/01/2012
B970624	REPAIR/RRF	5,000	07/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2299/1329	8/21/2019	WD	Q	I	02	640,000	
GRANTOR: BEAVIN THOMAS D & BAR							
GRANTEE: BIVINS ELIZABETH AN							
1386/0512	2/01/2006	WD	Q	I		480,000	
GRANTOR: ALEXANDER THOMAS P &							
GRANTEE: BEAVIN THOMAS D & B							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2012] W12 UOP=[YR=1993] N6 W13 S2 W6 S2 W2 S6 E2 S1											
BAS=[YR=1993] W16 S12 E1 S3 W1 S9 E1S3 W1 S12 E13 N1 E4 S2											
E7 N3 UOP=[YR=1993] E1 S2 E7 N2 E1 N4 W9 S4\$ N4 E9 S5											
FGR=[YR=1993] S23 E18 N1 E4 N22 W22\$ E14 N23 E2 N9 W2 N2 W15											
S1 W15 N5 W1\$ E1 S5 E15 N10 E3\$ W3 S9 E15 N9\$ PTR= E20											
FUS=[YR=1993] E16 N25 E13 S33 W29 N8\$ W20\$.											