

LOT 90
(EX OR 1932/1290)
BEACHWOOD VILLAGE UNIT 1

EDDY STEVEN L & JOAN M
47 LAUREL OAK
FERNANDINA BEACH, FL 32034

2024

01-6N-29-0201-0090-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
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 60		
Interior Floo	11	CLAY TILE 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		4 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 100		
Units		0 100		
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
BAL	368	15	55	14,944
BAS	1,782	100	1,782	484,209
FGR	551	55	303	82,332
FOP	60	30	18	4,891
FOP	90	30	27	7,336
FSP	348	40	139	37,770
FUS	1,259	100	1,259	342,098
UOP	229	20	46	12,500
TOTALS	4,687		3,629	986,080

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	12	3,629	183.9060	275.86	1,001,096	1991	2020	0	0	0	1.50	98.50
1 SFR CUST - 100% - 2023						Heated Area: 3041		HX Base Yr 2023				
47 LAUREL OAK, FERNANDINA BEACH												

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT		CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
																					VALUATION BY					STANDARD						
																						Tax Group: 5					Tax Dist:					
																						BUILDING MARKET VALUE					986,080					
																						TOTAL MARKET OB/XF VALUE					14,707					
																						TOTAL LAND VALUE - MARKET					540,000					
																						TOTAL MARKET VALUE					1,540,787					
																						SOH/AGL Deduction					122,724					
																						ASSESSED VALUE					1,418,063					
																						TOTAL EXEMPTION VALUE					HX HB		50,000			
																						BASE TAXABLE VALUE					1,368,063					
																						TOTAL JUST VALUE					1,540,787					
																						NCON VALUE					0					
																						INCOME VALUE										
																						PREVIOUS YEAR MKT VALUE					1,376,760					
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																										
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