

LOT 92
IN OR 1468/1340
BEACHWOOD VILLAGE UNIT 1

STRICKLAND DONNIE E & SHARON C
51 LAUREL OAK
FERNANDINA BEACH, FL 32034

2024

01-6N-29-0201-0092-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	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	2,010	100	2,010	268,721
DCK	1,754	10	175	23,396
FGR	484	55	266	35,562
FUS	722	100	722	96,525
TOTALS	4,970		3,173	424,204

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0300	BOAT DCK W	0	100	0	0	208.00	SF	40.00	40.00	
2	0820	WOOD WALK	0	100	0	0	586.00	SF	11.75	11.75	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
4	0855	CONC PAVER	0	100	0	0	1,999.00	SF	7.00	7.00	

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,173	106.7430	160.11	508,029	1982	1990	0	0	0 16.50	83.50
1 SFR CUST - 100% - 2008 Heated Area: 2732 HX Base Yr 2008											
51 LAUREL OAK, FERNANDINA BEACH											

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

TOTAL OB/XF											
16,922											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		424, 204	
TOTAL MARKET OB/XF VALUE		16, 922	
TOTAL LAND VALUE - MARKET		540, 000	
TOTAL MARKET VALUE		981, 126	
SOH/AGL Deduction		536, 636	
ASSESSED VALUE		444, 490	
TOTAL EXEMPTION VALUE		HX HB	50, 000
BASE TAXABLE VALUE		394, 490	
TOTAL JUST VALUE		981, 126	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		842, 534	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1468/1340	12/29/2006	WD	Q	I	
GRANTOR: BALLENGEE JO M					SALE PRICE
GRANTEE: STRICKLAND DONNIE E					595,000
0819/1159	1/13/1998	WD	Q	I	
GRANTOR: BROOKS NANCY A TRUSTE					280,000
GRANTEE: BALLENGEE JAMES M &					

BUILDING NOTES											

BUILDING DIMENSIONS											
DCK=[YR=1993] W56 S59 E6 BAS=[YR=1993] S17 E12 N3 E2 S3 E4 N12 E10 FGR=[YR=1993] S22 E22 N22 W22\$ E22 N36 W50 S31\$ N31 E50 N28\$ PTR= E10 FUS=[YR=1993] E19 S38 W19 N38\$ W10\$.											