

LOT 96
IN OR 1710/1131
BEACHWOOD VILLAGE UNIT 1

KATHLEEN PORTER TRUST/PORTER KATHLEEN G TRUSTEE
59 LAUREL OAK RD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-0201-0096-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

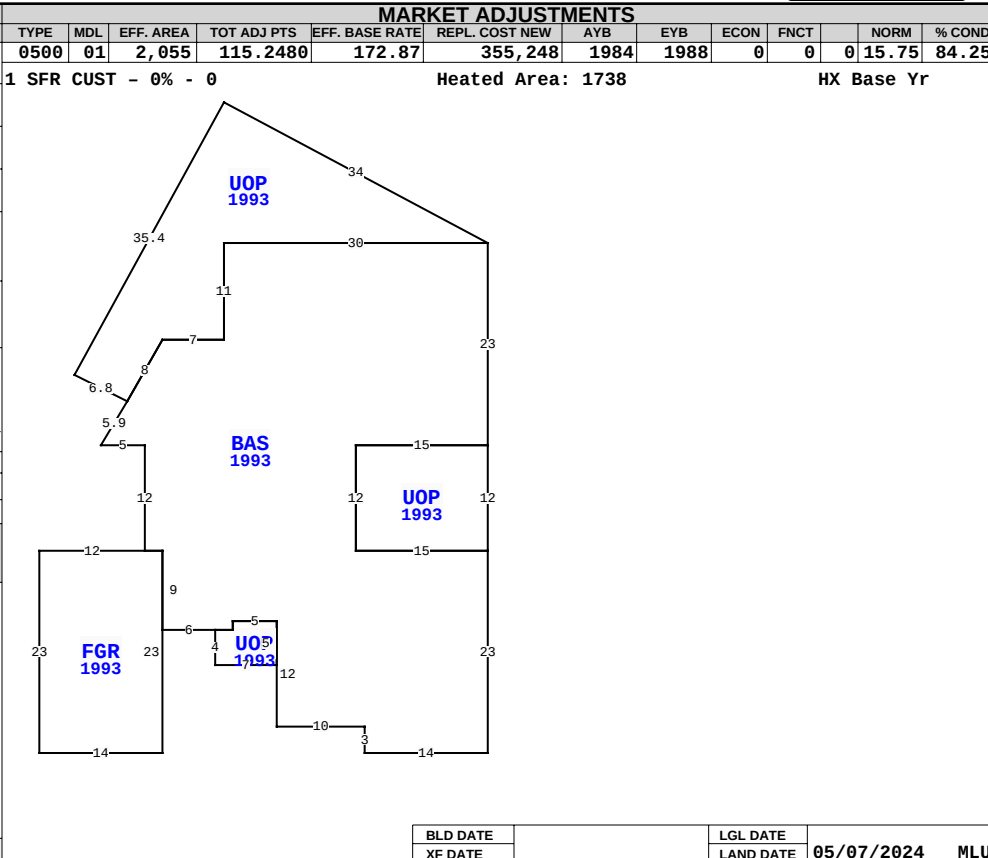
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,738	100	1,738	253,127
FGR	322	55	177	25,779
UOP	33	20	7	1,019
UOP	180	20	36	5,243
UOP	483	20	97	14,127
TOTALS	2,756		2,055	299,296

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0850	PEBBLE WLK	0	0	0	0	140.00	SF	3.50
3	0811	CONCRETE B	0	0	0	0	610.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		RSF-1	0.00	0.00	1.00

REVIEW DATE 11/06/2019 BY DJA



59 LAUREL OAK, FERNANDINA BEACH

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0850	PEBBLE WLK	0	0	0	0	140.00	SF	3.50
3	0811	CONCRETE B	0	0	0	0	610.00	SF	5.20

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0850	PEBBLE WLK	0	0	0	0	140.00	SF	3.50
3	0811	CONCRETE B	0	0	0	0	610.00	SF	5.20

Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 5					Tax Dist:				
BUILDING MARKET VALUE					299,296				
TOTAL MARKET OB/XF VALUE					2,732				
TOTAL LAND VALUE - MARKET					450,000				
TOTAL MARKET VALUE					752,028				
SOH/AGL Deduction					234,675				
ASSESSED VALUE					517,353				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					517,353				
TOTAL JUST VALUE					752,028				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					638,063				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22698	REMODEL	4,000	07/01/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1710/1131	11/02/2010	WD	U	I	11	100	
GRANTOR: PORTER WILLIAM A & KA							
GRANTEE: PORTER KATHLEEN G &							
0633/0892	8/13/1991	WD	Q	I		180,000	
GRANTOR: HALLEY HARRY & E							
GRANTEE: PORTER WM & KATHY							

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=1993] U16 L30 D31 L17 R6 D3 BAS=[YR=1993] D5 L3 E5 S12 FGR=[YR=1993] W12 S23 E14 N23 W2\$ E2 S9 E6 UOP=[YR=1993] S4 E7 N5 W5 S1 W2\$ E2 N1 E5 S12 E10 S3 E14 N23 UOP=[YR=1993] N12 W15 S12 E15\$ W15 N12 E15 N23 W30 S11 W7 D7 L4 \$ U7 R4 E7 N11 E30\$.									

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