

LOT 102
BEACHWOOD VILLAGE UNIT 2
PB 4/35 & 36

ADRIAN JAMES M & TERRI ANN
9 SIGNAL LANE
WESTPORT, CT 06880

2024

01-6N-29-0202-0102-0000



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	PAGE 1 of 1 5									
Exterior Wall	10	ABOVE AVG 100	0500	12	3,930	218.8620	328.29	1,290,180	2021	2021	0	0	0.50	99.50	VALUATION BY STANDARD									
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 0% - 0												Heated Area: 3194 HX Base Yr									
Roof Cover	13	STAND SEAM 100													Tax Group: 5 Tax Dist:									
Interior Wall	05	DRYWALL 100													BUILDING MARKET VALUE 1,283,729									
Interior Floop	12	HARDWOOD 100													TOTAL MARKET OB/XF VALUE 55,023									
Air Condition	03	CENTRAL 100													TOTAL LAND VALUE - MARKET 500,000									
Heating Type	04	AIR DUCTED 100													TOTAL MARKET VALUE 1,838,752									
Bedrooms		4 100													SOH/AGL Deduction 318,865									
Bathrooms		4.5 100													ASSESSED VALUE 1,519,887									
Frame	02	WOOD FRAME 100													TOTAL EXEMPTION VALUE 0									
Stories	2.	2. 100													BASE TAXABLE VALUE 1,519,887									
Units		0 100													TOTAL JUST VALUE 1,838,752									
Quality		05 Quality Level 05	NCON VALUE 0																					
DOR CODE		0100 SINGLE FAMILY	INCOME VALUE																					
MAP NUM		MKT AREA 10	PREVIOUS YEAR MKT VALUE 1,731,777																					
NEIGHBORHOOD/LOC		10001.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																				
BAS	2,205	100	2,205	720,260																				
FGR	832	55	458	149,605																				
FOP	64	30	19	6,207																				
FOP	80	30	24	7,840																				
FOP	540	30	162	52,917																				
FUS	864	100	864	282,225																				
PTO	281	5	14	4,573																				
SFB	156	80	125	40,831																				
STR	108	10	11	3,593																				
UOP	12	20	2	654																				
TOTALS	5,374		3,930	1,283,729																				
EXTRA FEATURES					24 BEACH WOOD RD, FERNANDINA BEACH																			
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	0	0	0	2.00	UT	2,000.00	2,000.00	100	2021	2021	3	99	3,960								
2	0855	CONC PAVER	0	0	0	0	2,389.00	SF	10.00	10.00	100	2021	2021	3	99	23,651								
3	0855	CONC PAVER	0	0	0	0	300.00	SF	10.00	10.00	100	2021	2021	3	99	2,970								
4	1126	CB/STC 8"	0	0	0	0	219.00	SF	8.00	8.00	100	2021	2021	3	99	1,734								
5	1076	TRELLIS A	0	0	10	7	70.00	SF	7.50	7.50	100	2021	2021	3	95	499								
6	0861	POOL GUNIT	0	0	12	21	252.00	SF	85.00	85.00	100	2021	2021	3	95	20,349								
7	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	93	1,860								
TOTAL OB/XF 55,023																								
LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE							
1	000100	C	SFR	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							
REVIEW DATE 11/08/2021 BY DJ Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 08/06/2024 BY SYS																								