LOT 109 & PT OR LOT 108
IN OR 2211/1929
BEACHWOOD VILLAGE UNIT 2

WELLS DIANE P REVOCABLE TRUST/WELLS DIANE P TRUSTE
5 FOXTAIL RD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-0202-0109-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

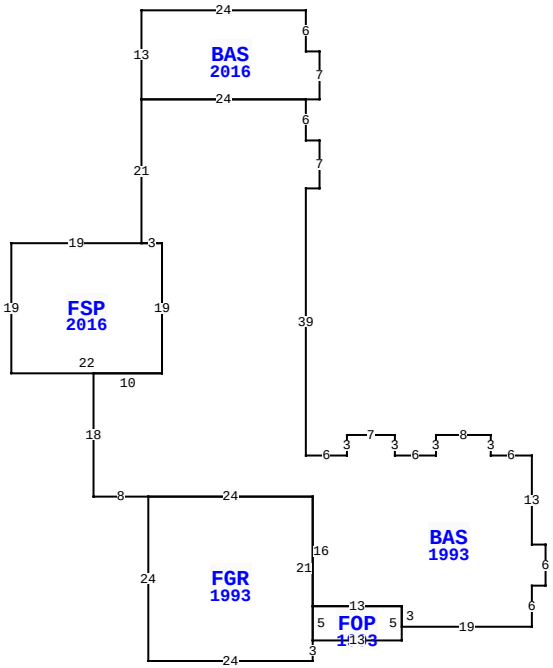
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 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
BAS	2,299	100	2,299	285,033
BAS	326	100	326	40,418
FGR	576	55	317	39,302
FOP	65	30	20	2,480
FSP	418	40	167	20,705
TOTALS	3,684		3,129	387,936

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,129	100.1880	150.28	470,226	1988	1988	0	0	0	17.50	82.50

1 SFR CUST – 100% - 2017 Heated Area: 2625 HX Base Yr 2017



5 FOXTAIL RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		387,936
TOTAL MARKET OB/XF VALUE		20,663
TOTAL LAND VALUE - MARKET		750,000
TOTAL MARKET VALUE		1,158,599
SOH/AGL Deduction		596,397
ASSESSED VALUE		562,202
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		507,202
TOTAL JUST VALUE		1,158,599
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,066,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632633	ADDITION	0	07/11/2016
B25247	REMODEL	17,930	10/01/2011
4557	NEW CONSTR	65,292	12/18/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2211/1929	6/20/2018	QC	U	I	11	100
GRANTOR: WELLS DIANE P						
GRANTEE: WELLS DIANE P REVOC						
1844/1571	3/11/2013	WD	Q	I	02	535,000
GRANTOR: RUFF KRISTIE WARD TRU						
GRANTEE: WELLS JOHN A JR & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 N13 W6 N3 W8 S3 W6 N3 W7 S3 W6 N39 E2 N7 W2 N6 BAS=[YR=2016] E2 N7 W2 N6 W24 S13 E24$ W24 S21 FSP=[YR=2016] W19 S19 E22 N19 W3$ E3 S19 W10 S18 E8 FGR=[YR=1993] S24 E24 N3 FOP=[YR=1993] E13 N5 W13 S5$ N21 W24$ E24 S16 E13 S3 E19 N6 E2 N6$.

EXTRA FEATURES

LN	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	1988	1988	3	64	1,280	
2	0812	CONCRETE C	0	100	27	3	81.00	SF	4.00	4.00	100	1988	1988	3	54.5	177	
3	1242	WD DECK A	0	100	0	0	524.00	SF	10.00	10.00	100	1988	1988	3	20	1,048	
4	1126	CB/STC 8"	0	100	0	0	126.00	SF	8.00	8.00	100	1988	1988	3	54.5	549	
5	0855	CONC PAVER	0	100	0	0	1,872.00	SF	10.00	10.00	100	2007	2007	3	88	16,474	
6	0858	SCULP CONC	0	100	0	0	90.00	SF	13.00	13.00	100	2007	2007	3	97	1,135	

LAND DESCRIPTION

TOTAL OB/XF 20,663

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							
2	000100	C	SFR	100		RSF-1	0.00	0.00	0.50	LT		1.00	1.00	1.00	500,000.00	500,000.00	250,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 750,000 Market: 0 Agricultural: 0 Common: 750,000 PRINTED 08/06/2024 BY SYS