LOT 111
IN OR 1968/572
BEACHWOOD VILLAGE UNIT 2

SWENSEN KARL R & SUSAN ELIZABETH
5257 WYNTERHALL DR
ATLANTA, GA 30338

2024

01-6N-29-0202-0111-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

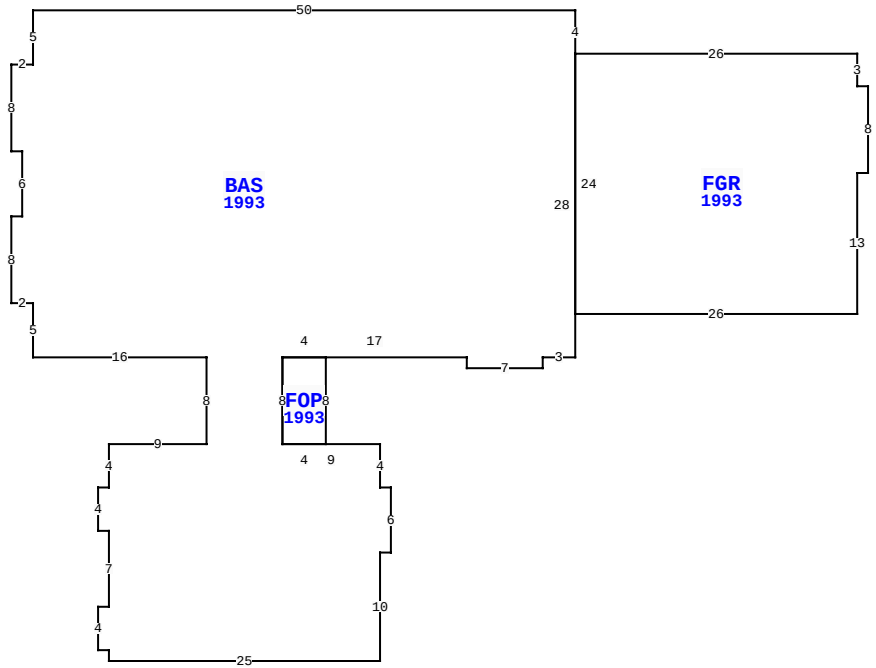
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 50
Interior Wall	08	DECORATIVE 50
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	2,215	100	2,215	398,299
FGR	632	55	348	62,577
FOP	32	30	10	1,798
TOTALS	2,879		2,573	462,675

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,573	136.2240	204.34	525,767	1986	1999	0	0	0	12.00	88.00

1 SFR CUST – 0% - 0 Heated Area: 2215 HX Base Yr



30 BEACH WOOD RD, FERNANDINA BEACH

BLD DATE	12/31/2008 DJ	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	462,675
TOTAL MARKET OB/XF VALUE	51,864
TOTAL LAND VALUE - MARKET	500,000
TOTAL MARKET VALUE	1,014,539
SOH/AGL Deduction	205,580
ASSESSED VALUE	808,959
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	808,959
TOTAL JUST VALUE	1,014,539
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	945,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20212068	REPAIR/RRF	0	03/01/2021
B1812398	REMODEL	27,400	12/20/2018
B1530873	SWIM POOL	50,765	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1968/0572	3/12/2015	WD	Q	I	02	480,000
GRANTOR: NORRIS JEFFREY C & KI						
GRANTEE: SWENSEN KARL RAYMON						
1555/1504	3/13/2008	WD	Q	I		625,000
GRANTOR: FLYNN PAULA M						
GRANTEE: NORRIS JEFFREY C &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W26 BAS=[YR=1993] N4 W50 S5 W2 S8 E1 S6 W1 S8E2 S5E16 S8 W9 S4 W1 S4 E1 S7 W1 S4 E1 S1 E25 N10 E1 N6 W1 N4 W9 FOP=[YR=1993] N8 E4 S8 W4 $ N8E17 S1 E7 N1 E3 N28 $ S24 E26 N13 E1 N8 W1 N3 $.

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	0812	CONCRETE C	0	0	0	0	1,742.00	SF	4.00	4.00	100	1986	1986	3	49.5	3,449	
2	0850	PEBBLE WLK	0	0	0	0	643.00	SF	3.50	3.50	100	1986	1986	3	49.5	1,114	
3	1100	VAC SYSTEM	0	0	0	0	1.00	UT	800.00	800.00	100	1986	1986	3	20	160	
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	60	1,200	
5	1125	CB/STC 6"	0	0	0	0	248.00	SF	7.35	7.35	100	1986	1986	3	49.5	902	
6	0446	BOX FNC 6'	0	0	0	0	12.00	LF	20.00	20.00	100	1986	1986	3	20	48	
7	0446	BOX FNC 6'	0	0	38	0	38.00	LF	20.00	20.00	100	1986	1986	3	20	152	
8	0861	POOL GUNIT	0	0	0	0	464.00	SF	85.00	85.00	100	2015	2015	3	78	30,763	
9	0462	ST/AL FNC	0	0	0	0	600.00	SF	10.00	10.00	100	2015	2015	3	78	4,680	
10	0855	CONC PAVER	0	0	0	0	989.00	SF	10.00	10.00	100	2015	2015	3	95	9,396	

TOTAL OB/XF 51,864

LAND DESCRIPTION

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	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 10/11/2021 BY RK Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 08/06/2024 BY SYS