LOT 117
BEACHWOOD VILLAGE UNIT 2
PB 4/35-36

JONES STEVEN C & ANGELA C
35 BEACH WOOD RD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-0202-0117-0000

NASSAU COUNTY PROPERTY

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	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	06	Quality Level 06

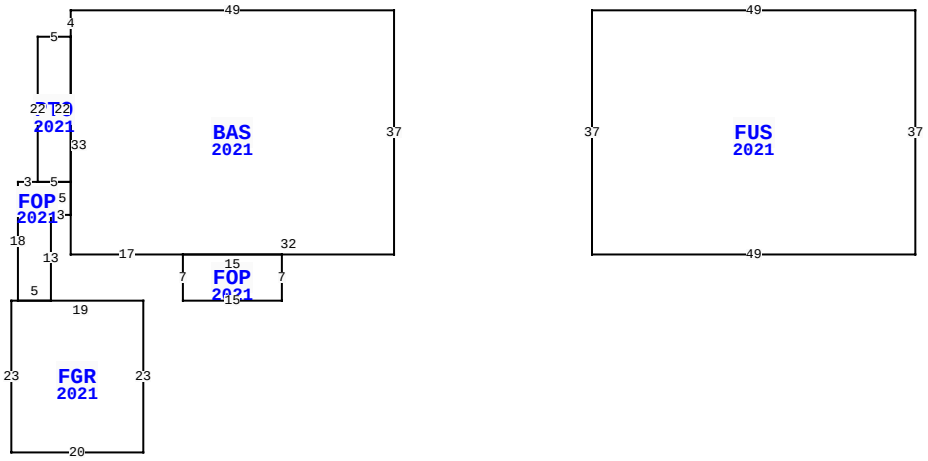
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,813	100	1,813	403,125
FGR	460	55	253	56,255
FOP	105	30	32	7,115
FOP	105	30	32	7,115
FUS	1,813	100	1,813	403,125
PTO	110	5	6	1,334
TOTALS	4,406		3,949	878,071

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,949	148.9806	223.47	882,483	2021	2021	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2022 Heated Area: 3626 HX Base Yr 2022



35 BEACH WOOD RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		878,071
TOTAL MARKET OB/XF VALUE		45,156
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		1,373,227
SOH/AGL Deduction		342,292
ASSESSED VALUE		1,030,935
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		980,935
TOTAL JUST VALUE		1,373,227
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,234,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20214638	CO ISSUED	0	05/01/2021
20211263	XFOB OUTDOOR KITC	0	03/01/2021
B2006151	NEW CONSTR	470,107	07/15/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2467/0192	6/01/2021	WD	Q	I	02	1,350,000
GRANTOR: KOSTICH DEVELOPMENT I						
GRANTEE: JONES STEVEN C & AN						
2304/0614	9/16/2019	WD	Q	V	01	215,000
GRANTOR: PRYOR GREGORY J & ANN						
GRANTEE: KOSTICH DEVELOPMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W49 S4 PTO=[YR=2021] W5 S22 FOP=[YR=2021] W3 S18 FGR=[YR=2021] W1 S23 E20 N23 W19 $ E5 N13 E3 N5 W5 $ E5 N22 $ S33 E17 FOP=[YR=2021] S7 E15 N7 W15 $ E32 N37 $ PTR= E30 FUS=[YR=2021] E49 S37 W49 N37 $ W30 $.

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	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2021	2021	3	100	10,200	
2	0855	CONC PAVER	0	100	0	0	1,399.00	SF	10.00	10.00	100	2021	2021	3	99	13,850	
3	0855	CONC PAVER	0	100	0	0	532.00	SF	10.00	10.00	100	2021	2021	3	99	5,267	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	
5	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2021	2021	3	93	4,650	
6	1076	TRELLIS A	0	100	14	18	252.00	SF	7.50	7.50	100	2021	2021	3	95	1,796	
7	0462	ST/AL FNC	0	100	0	0	624.00	SF	10.00	10.00	100	2021	2021	3	95	5,928	

LAND DESCRIPTION

TOTAL OB/XF 45,156

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	450,000.00	450,000.00	450,000							

REVIEW DATE 07/08/2021 BY RK Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/06/2024 BY SYS