LOT 118
IN OR 2196/1144
BEACHWOOD VILLAGE UNIT 2

NEWTON WILLIAM S & MARGARET S REVOCABLE TRUST/NEWT
37 BEACHWOOD RD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-0202-0118-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

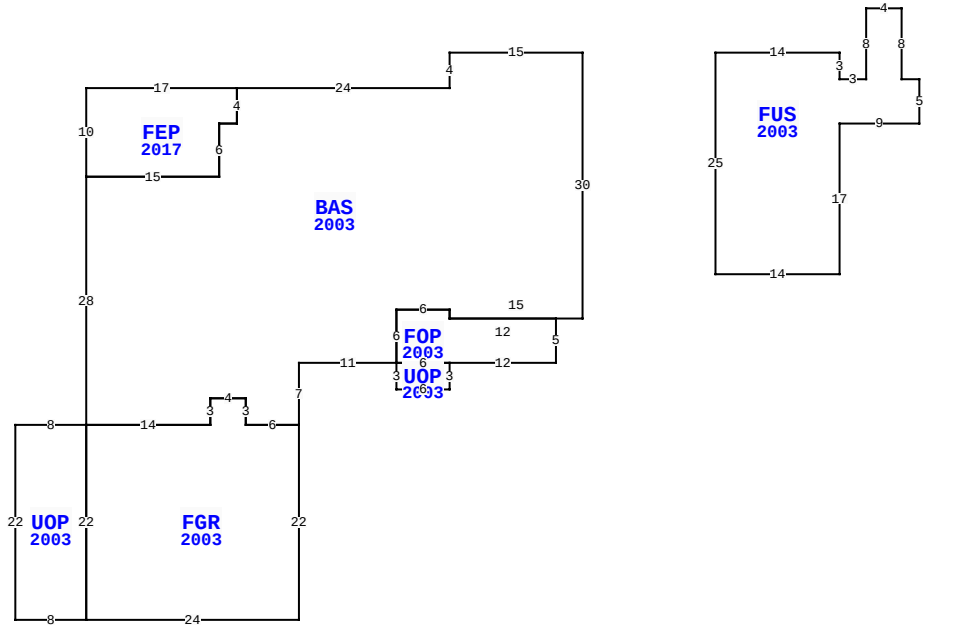
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	1,683	100	1,683	259,938
FEP	158	80	126	19,461
FGR	540	55	297	45,871
FOP	96	30	29	4,479
FUS	427	100	427	65,949
UOP	18	20	4	617
UOP	176	20	35	5,405
TOTALS	3,098		2,601	401,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,601	114.4080	171.61	446,358	2003	2003	0	0	0	10.00	90.00

1 SFR CUST – 100% - 2019 Heated Area: 2110 HX Base Yr 2019



37 BEACH WOOD RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	401,722
TOTAL MARKET OB/XF VALUE	6,935
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	858,657
SOH/AGL Deduction	448,336
ASSESSED VALUE	410,321
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	360,321
TOTAL JUST VALUE	858,657
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	740,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209854	NEW CONSTR	208,000	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2196/1144	4/16/2018	WD	U	I	11	100
GRANTOR: MARSCO LLC						
GRANTEE: WILLIAM S NEWTON &						
2133/1187	7/14/2017	WD	Q	I	02	540,000
GRANTOR: WEST DONNA P						
GRANTEE: MARSCO LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W15 S4 W24 FEP=[YR=2017] W17 S10 E15 N6 E2 N4 $ S4 W2 S6 W15 S28 UOP=[YR=2003] W8 S22 E8 FGR=[YR=2003] E24 N22 W6 N3 W4 S3 W14 S22 $ N22 $ E14 N3 E4 S3 E6 N7 E11 UOP=[YR=2003] S3 E6 N3 FOP=[YR=2003] E12 N5 W12 N1 W6 S6 E6 $ W6 $ N6 E6 S1 E15 N30 $ PTR= E15 FUS=[YR=2003] E14 S3 E3 N8 E4 S8 E2 S5 W9 S17 W14 N25 $ W15 $.

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	2003	2003	3	87	1,740	
2	0850	PEBBLE WLK	0	100	0	0	1,244.00	SF	3.50	3.50	100	2003	2003	3	83	3,614	
3	0850	PEBBLE WLK	0	100	0	0	400.00	SF	3.50	3.50	100	2003	2003	3	83	1,162	
4	0445	BOX FNC 5'	0	100	0	0	55.00	LF	8.10	8.10	100	2003	2003	3	21	94	
5	1126	CB/STC 8"	0	100	0	0	49.00	SF	8.00	8.00	100	2003	2003	3	83	325	

LAND DESCRIPTION

TOTAL OB/XF 6,935

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/06/2024 BY SYS