

TATE FAMILY REVOCABLE TRUST/TATE ROBERT DAVID CO-T
39 BEACH WOOD ROAD
FERNANDINA BEACH, FL 32034

01-6N-29-0202-0119-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT 0 0 NORM 4.00 96.00										VALUATION BY STANDARD									
Exterior Wall 16 WD FR STUC 100										0500 11 4,133 135.2102 202.82 838,255 1994 2015 0 0 0 4.00 96.00										Tax Group: 5 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SFR CUST - 100% - 2021 Heated Area: 3474 HX Base Yr 2021										BUILDING MARKET VALUE 804,725									
Roof Cover 05 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 10,870									
Interior Wall 03 DRYWALL 100																				TOTAL LAND VALUE - MARKET 675,000									
Interior Floo 12 HARDWOOD 70																				TOTAL MARKET VALUE 1,490,595									
Interior Floo 11 CLAY TILE 30																				SOH/AGL Deduction 450,012									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 1,040,583									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 4 100																				BASE TAXABLE VALUE 990,583									
Bathrooms 4 100																				TOTAL JUST VALUE 1,490,595									
Frame 02 WOOD FRAME 100																				NCON VALUE 371,488									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 970,794									
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 2,023 100 2,023 393,893																													
BAS 998 100 998 194,317																													
BAS 18 100 18 3,505																													
BAS 120 100 120 23,364																													
BAS 315 100 315 61,332																													
FGR 528 55 290 56,465																													
FGR 286 55 157 30,569																													
FOP 99 30 30 5,842																													
STP 24 10 2 390																													
UOP 100 20 20 3,894																													
TOTALS 5,311 4,133 804,725																													
EXTRA FEATURES										39 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 0850 PEBBLE WLK 0 100 0 0 1,042.00 SF 3.50 3.50 100 1994 1994 3 68 2,480																													
2 0810 CONCRETE A 0 100 8 7 56.00 SF 6.50 6.50 100 1995 1995 3 70 255																													
3 0504 FP-ELECTRI 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 1994 1994 3 76 1,520																													
4 0850 PEBBLE WLK 0 100 0 0 58.00 SF 3.50 3.50 100 1995 1995 3 70 142																													
5 1126 CB/STC 8" 0 100 0 0 63.00 SF 8.00 8.00 100 1995 1995 3 70 353																													
6 1126 CB/STC 8" 0 100 0 0 144.00 SF 8.00 8.00 100 1995 1995 3 70 806																													
7 0850 PEBBLE WLK 0 100 0 0 195.00 SF 3.50 3.50 100 1994 1994 3 68 464																													
8 0855 CONC PAVER 0 100 0 0 329.00 SF 10.00 10.00 100 2024 2023 100 3,290																													
9 0462 ST/AL FNC 0 100 156 1 156.00 SF 10.00 10.00 100 2024 2023 100 1,560																													
LAND DESCRIPTION										TOTAL OB/XF 10,870																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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																													
2 000100 C SFR 100 RSF-1 0.00 0.00 1.00 LT 1.00 1.00 0.50 450,000.00 225,000.00 225,000																													
REVIEW DATE 06/17/2024 BY HS										Total Acres: 0.00 Total Land Value: 675,000 Market: 0 Agricultural: 0 Common: 675,000										PRINTED 08/06/2024 BY SYS									