

LOT 123
BEACHWOOD VILLAGE UNIT 2
PB 4/35 & 36

ERIKSON LIVING TRUST/ERIKSON MATTHEW A TRUSTEE
270 VIRGINIA KEY LANE
UNION HALL, VA 24176

2024

01-6N-29-0202-0123-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100

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	2,288	100	2,288	511,917
FGR	554	55	305	68,241
FSP	216	40	86	19,242
FST	27	55	15	3,356
FUS	1,029	100	1,029	230,228
STP	32	10	3	671
STR	48	10	5	1,119
TOTALS	4,194		3,731	834,774

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	0	0	0	1,315.00	SF	10.00	10.00	
2	0462	ST/AL FNC	0	0	0	0	480.00	SF	10.00	10.00	
3	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,731	149.1600	223.74	834,774	2023	2023	0	0	0.00	100.00
1 SFR CUST - 0% - 2024											
Heated Area: 3317											
HX Base Yr											
49 BEACH WOOD RD, FERNANDINA BEACH											

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		834,774	
TOTAL MARKET OB/XF VALUE		18,850	
TOTAL LAND VALUE - MARKET		450,000	
TOTAL MARKET VALUE		1,303,624	
SOH/AGL Deduction		65,000	
ASSESSED VALUE		1,238,624	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,238,624	
TOTAL JUST VALUE		1,303,624	
NCON VALUE		853,624	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		350,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006260	CO		09/14/2023
20213082	NEW CONSTR	0	05/01/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2709/1893	5/03/2024	QC U	I	11	
GRANTOR: ERIKSON MATTHEW A & N					
GRANTEE: ERIKSON LIVING TRUS					
2457/0910	3/30/2021	WD U	V	11	
GRANTOR: AMELIA ISLAND DEVELOP					
GRANTEE: ERIKSON MATTHEW A &					

BUILDING NOTES											
BAS=[YR=2024;ORIG=10,10] E29 S9 E24 S27 W5 W18 N9 W3 S9 S7 W3 S17 W24 N4 W3 N13 E5 N9 N8 N9 W5 N13 E3 N4 \$											
FSP=[YR=2024;ORIG=39,10] E24 S9 W24 N9 \$											
FST=[YR=2024;ORIG=37,37] E3 S9 W3 N9 \$											
STP=[YR=2024;ORIG=12,36] W4 S8 E4 N8 \$											
FGR=[YR=2024;ORIG=37,46] D0.1R3.5 U0.1R17.7 S24 W24 N17 E3 N7 \$											
FUS=[YR=2024;ORIG=83,13] E13 N3 E4 S12 E4 N12 E24 S16 W18 S8 W4 S4 E4 S8 W4 S4 W13 N22 W10 N15 \$											
STR=[YR=2024;ORIG=100,10] E4 S12 W4 N12 \$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000000	C	VAC RES	0		RSF-1	0.00	0.00	1.00	LT	

TOTAL OB/XF											
18,850											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000000	C	VAC RES	0		RSF-1	0.00	0.00	1.00	LT	