

LOT 126
BEACHWOOD VILLAGE UNIT 2
PB 4/35 & 36

SAPORITO JOSEPH J & JACQUELINE
13 KNOTTY PINE PLACE
TEXARKANA, TX 75503

2024

01-6N-29-0202-0126-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	16	WD FR STUC 100	0500	01	2,721	123.4464	185.17	503,848	1985	2010	0	0	6.50	93.50	STANDARD														
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 0% - 0													Heated Area: 2392													
Roof Cover	03	COMP SHNGL 100														HX Base Yr													
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 70																											
Interior Floo	11	CLAY TILE 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		3.5 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.5	1.5 100																											
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	1,720	100	1,720	297,790																									
BAS	120	100	120	20,776																									
FGR	368	55	202	34,973																									
FOP	80	30	24	4,155																									
FUS	552	100	552	95,570																									
UOP	264	20	53	9,176																									
UOP	248	20	50	8,657																									
TOTALS			3,352	2,721	471,098																								
EXTRA FEATURES			6 WILD GRAPE, 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	0855	CONC PAVER	0	0	0	0	618.00	SF	7.00	7.00	100	2013	2013	3	94	4,066													
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1985	1985	3	58	1,160													
3	0855	CONC PAVER	0	0	0	0	221.00	SF	7.00	7.00	100	2013	2013	3	94	1,454													
4	1125	CB/STC 6"	0	0	0	0	189.00	SF	7.35	7.35	100	1985	1985	3	47	653													
5	1242	WD DECK A	0	0	0	0	368.00	SF	10.00	10.00	100	1985	1985	3	20	736													
6	1126	CB/STC 8"	0	0	8	11	88.00	SF	8.00	8.00	100	1985	1985	3	47	331													
TOTAL OB/XF 8,400																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
1	000100	C	SFR	0		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																													

Diagram showing building layout with dimensions and area calculations.

Labels: UOP 2001, BAS 2001, BAS 1993, FUS 1993, FGR 1993, FOP 1993.

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2391/0482	9/10/2020	WD	Q	I	01	869,000

GRANTOR: BRINK REALTY LLC

GRANTEE: SAPORITO JOSEPH J &

2236/1395	11/14/2018	WD	Q	I	01	475,000
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GRANTOR: MONROE ROLAND S III &

GRANTEE: BRINK REALTY LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 BAS=[YR=2001] N5 UOP=[YR=2001] N8 W8 N7 W8 S7 W8 S8 E24\$ W24 S5 E24 \$ W38 S31 UOP=[YR=1993] S16 E4 FGR=[YR=1993] S22 E16 N23 W16 S1 \$ N1 E16 N10 W8 N5 W12 \$ E12 S5 E10 N2 E7 FOP=[YR=1993] S3E8 N10 W8 S7 \$ N7 E8 S4 E5 S1 E7 N1 E5 N31 \$ PTR=E15 FUS=[YR=1993] E23 S24 W23 N24\$ W15\$.