

LOT 127
IN OR 1751/47
BEACHWOOD VILLAGE UNIT 2

KOHLMAN ANNE LANE
8 WILD GRAPE DR
FERNANDINA BEACH, FL 32034

2024

01-6N-29-0202-0127-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 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	2,474	100	2,474	339,398
FGR	430	55	236	32,376
FOP	45	30	14	1,920
UOP	686	20	137	18,794

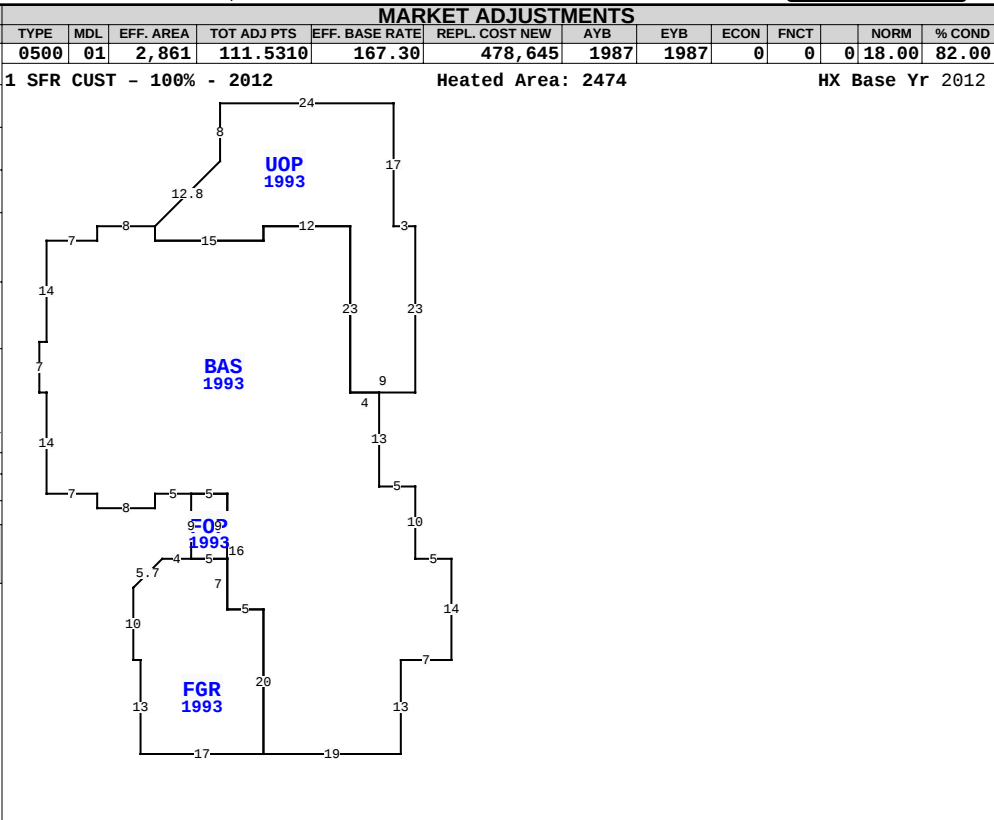
TOTALS	3,635		2,861	392,489
--------	-------	--	-------	---------

EXTRA FEATURES

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	0811	CONCRETE B	0	100	0	0	1,111.00	SF	5.20	5.20	100	1987	1987	3	52	3,004	
2	1242	WD DECK A	0	100	0	0	253.00	SF	10.00	10.00	100	1987	1987	3	20	506	
3	0825	BRICK	0	100	0	0	772.00	SF	12.50	12.50	100	1987	1987	3	83	8,010	
4	1075	TRELLIS G	0	100	15	11	165.00	SF	35.00	35.00	100	1987	1987	3	20	1,155	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	62	1,240	
6	1126	CB/STC 8"	0	100	0	0	518.00	SF	8.00	8.00	100	1987	1987	3	52	2,155	
7	1125	CB/STC 6"	0	100	0	0	964.00	SF	7.35	7.35	100	1987	1987	3	52	3,684	
8	0446	BOX FNC 6'	0	100	0	0	53.00	LF	20.00	20.00	100	1987	1987	3	20	212	

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	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							



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

TOTAL OB/XF																	19,966
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	0811	CONCRETE B	0	100	0	0	1,111.00	SF	5.20	5.20	100	1987	1987	3	52	3,004	
2	1242	WD DECK A	0	100	0	0	253.00	SF	10.00	10.00	100	1987	1987	3	20	506	
3	0825	BRICK	0	100	0	0	772.00	SF	12.50	12.50	100	1987	1987	3	83	8,010	
4	1075	TRELLIS G	0	100	15	11	165.00	SF	35.00	35.00	100	1987	1987	3	20	1,155	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	62	1,240	
6	1126	CB/STC 8"	0	100	0	0	518.00	SF	8.00	8.00	100	1987	1987	3	52	2,155	
7	1125	CB/STC 6"	0	100	0	0	964.00	SF	7.35	7.35	100	1987	1987	3	52	3,684	
8	0446	BOX FNC 6'	0	100	0	0	53.00	LF	20.00	20.00	100	1987	1987	3	20	212	

TOTAL OB/XF													19,966		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE				
RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000				

NASSAU COUNTY PROPERTY				PAGE 1 of 1	5
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 5			Tax Dist:
BUILDING MARKET VALUE		392,489			
TOTAL MARKET OB/XF VALUE		19,966			
TOTAL LAND VALUE - MARKET		450,000			
TOTAL MARKET VALUE		862,455			
SOH/AGL Deduction		419,054			
ASSESSED VALUE		443,461			
TOTAL EXEMPTION VALUE		55,000			HX HB WX
BASE TAXABLE VALUE		388,461			
TOTAL JUST VALUE		862,455			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		745,655			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP 3648	N/A	182,000	10/07/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1751/0047	8/10/2011	WD	Q	I	01	500,000
GRANTOR: LONG ROBERT A & ELIZA						
GRANTEE: KOHLMAN ANNE LANE						
0799/1633	7/15/1997	WD	Q	I		360,000
GRANTOR: COALE HELEN L						
GRANTEE: LONG ROBERT A & ELI						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W24 S8 D9 L9 BAS=[YR=1993] W8 S2 W7S14 W1 S7 E1 S14 E7 S2 E8 N2 E5 FOP=[YR=1993] S9 FGR=[YR=1993] W4 D4 L4 S10 E1 S13 E17 N20 W5 N7 W5 \$ E5 N9 W5 \$ E5 S16 E5 S20 E19N13 E7 N14 W5 N10 W5 N13 W4 N23 W12 S2 W15 N2\$ S2 E15 N2 E12 S23 E9 N23 W3 N17\$.