

LOT 130  
IN OR 1860/1247  
BEACHWOOD VILLAGE UNIT 2

GENTILE CARMEN L & BETH-ANN F  
2161 FLORIDA AVE NW  
WASHINGTON, DC 20008-1903

2024

01-6N-29-0202-0130-0000



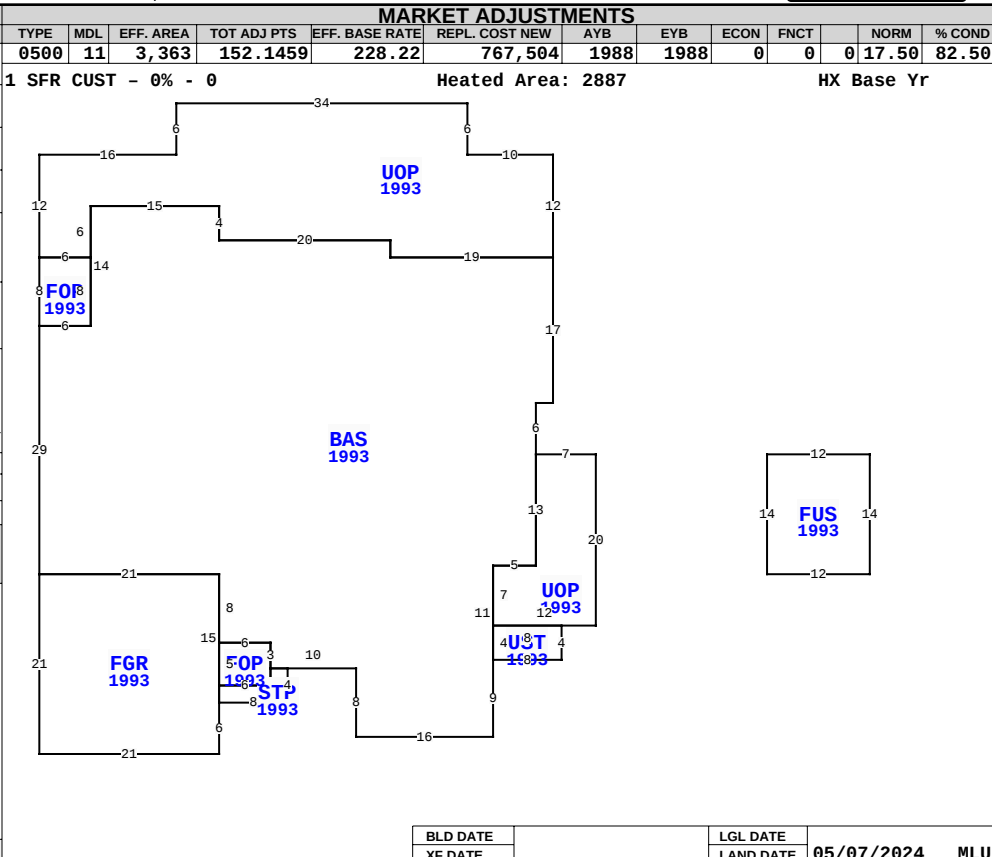
| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 12  | CEDAR 100      |
| Roof Structur            | 08  | IRREGULAR 100  |
| Roof Cover               | 03  | COMP SHNGL 100 |
| Interior Wall            | 05  | DRYWALL 100    |
| Interior Floo            | 12  | HARDWOOD 80    |
| Interior Floo            | 11  | CLAY TILE 20   |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 |     | 3 100          |
| Bathrooms                |     | 4 100          |
| Frame                    | 02  | WOOD FRAME 100 |
| Stories                  | 1.5 | 1.5 100        |
| Units                    |     | 0 100          |
| BUD8 Adjustme            | 05  | DIST 1A 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       | 2,719            | 100         | 2,719        | 511,937              |
| FGR       | 441              | 55          | 243          | 45,752               |
| FOP       | 30               | 30          | 9            | 1,695                |
| FOP       | 48               | 30          | 14           | 2,636                |
| FUS       | 168              | 100         | 168          | 31,631               |
| STP       | 20               | 10          | 2            | 376                  |
| UOP       | 175              | 20          | 35           | 6,590                |
| UOP       | 794              | 20          | 159          | 29,937               |
| UST       | 32               | 45          | 14           | 2,636                |
| TOTALS    | 4,427            |             | 3,363        | 633,191              |

| EXTRA FEATURES |            |             |     |     |   |   |        |    |          |
|----------------|------------|-------------|-----|-----|---|---|--------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS  | UT | Adj R    |
| 1              | 0858       | SCULP CONC  | 0   | 0   | 0 | 0 | 108.00 | SF | 13.00    |
| 2              | 0858       | SCULP CONC  | 0   | 0   | 0 | 0 | 576.00 | SF | 13.00    |
| 3              | 1075       | TRELLIS G   | 0   | 0   | 0 | 0 | 103.00 | SF | 35.00    |
| 4              | 0820       | WOOD WALK   | 0   | 0   | 0 | 0 | 108.00 | SF | 11.75    |
| 5              | 1242       | WD DECK A   | 0   | 0   | 0 | 0 | 120.00 | SF | 10.00    |
| 6              | 0504       | FP-ELECTRI  | 0   | 0   | 0 | 0 | 2.00   | UT | 2,000.00 |
| 7              | 0875       | HOT TUB     | 0   | 0   | 0 | 0 | 1.00   | UT | 1,200.00 |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | SFR                  | 0   |     | RSF-1    | 0.00  | 0.00  | 1.00        |



|                                 |  |  |  |  |                |  |  |  |  |
|---------------------------------|--|--|--|--|----------------|--|--|--|--|
| 14 WILD GRAPE, FERNANDINA BEACH |  |  |  |  |                |  |  |  |  |
| BLD DATE                        |  |  |  |  | LGL DATE       |  |  |  |  |
| XF DATE                         |  |  |  |  | LAND DATE      |  |  |  |  |
| INC DATE                        |  |  |  |  | AG DATE        |  |  |  |  |
|                                 |  |  |  |  | 05/07/2024 MLU |  |  |  |  |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| 11,738      |          |     |                      |     |     |          |       |       |             |
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1           | 000100   | C   | SFR                  | 0   |     | RSF-1    | 0.00  | 0.00  | 1.00        |

| NASSAU COUNTY PROPERTY    |  |           |               |
|---------------------------|--|-----------|---------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 5 |
| VALUATION BY              |  | STANDARD  |               |
| Tax Group: 5              |  | Tax Dist: |               |
| BUILDING MARKET VALUE     |  | 633,191   |               |
| TOTAL MARKET OB/XF VALUE  |  | 11,738    |               |
| TOTAL LAND VALUE - MARKET |  | 450,000   |               |
| TOTAL MARKET VALUE        |  | 1,094,929 |               |
| SOH/AGL Deduction         |  | 197,924   |               |
| ASSESSED VALUE            |  | 897,005   |               |
| TOTAL EXEMPTION VALUE     |  | 0         |               |
| BASE TAXABLE VALUE        |  | 897,005   |               |
| TOTAL JUST VALUE          |  | 1,094,929 |               |
| NCON VALUE                |  | 0         |               |
| INCOME VALUE              |  |           |               |
| PREVIOUS YEAR MKT VALUE   |  | 967,087   |               |

| SALES DATA                     |           |           |                               |
|--------------------------------|-----------|-----------|-------------------------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U / V I / RSN CD SALE PRICE |
| 1860/1247                      | 5/23/2013 | WD Q      | I 02 730,000                  |
| GRANTOR: DONOVAN DORAN W F & S |           |           |                               |
| GRANTEE: GENTILE CARMEN L &    |           |           |                               |
| 0942/0013                      | 7/24/2000 | WD U      | I 585,000                     |
| GRANTOR: KREBS PAUL B JR & JAN |           |           |                               |
| GRANTEE: DONOVAN DORAN W F     |           |           |                               |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| UOP=[YR=1993] W7 BAS=[YR=1993] N6 E2 N17 UOP=[YR=1993] N12 W10 N6 W34 S6 W16 S12 FOP=[YR=1993] S8 E6 N8 W6\$ E6 N6 E15 S4 E20 S2 E19\$ W19 N2 W20 N4 W15 S14 W6 S29 FGR=[YR=1993] S21 E21 N6 STP=[YR=1993] E8 N4 W2 FOP=[YR=1993] N3 W6 S5 E6 N2\$ S2 W6 S2\$ N15 W21\$ E21 S8 E6 S3 E10 S8 E16 N9 UST=[YR=1993] E8 N4 W8 S4\$ N11E5 N13\$ S13 W5 S7 E12 N20\$ PTR= E20 FUS=[YR=1993] E12 S14 W12 N14\$ W20\$. |  |  |  |  |  |  |  |  |  |