

LOTS 131 & 132
IN OR 1202/1229
BEACHWOOD VILLAGE UNIT 2

WALLACE MARIANNE C & ANDREW L
16 WILD GRAPE DR
FERNANDINA BEACH, FL 32034

2024

01-6N-29-0202-0131-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	14	WD SHINGLE 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	08	DECORATIVE 30
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		6 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	10
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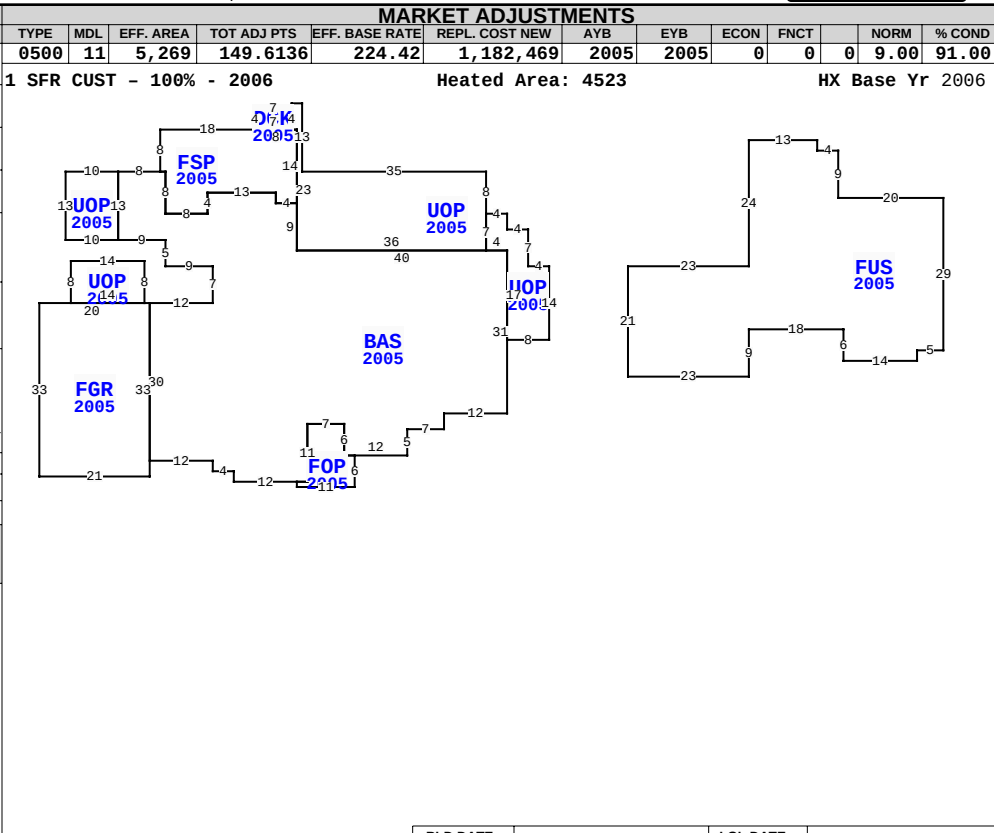
NEIGHBORHOOD/LOC	10001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,832	100	2,832	578,357
DCK	28	10	3	612
FGR	693	55	381	77,809
FOP	98	30	29	5,922
FSP	348	40	139	28,387
FUS	1,691	100	1,691	345,340
UOP	112	20	22	4,493
UOP	130	20	26	5,310
UOP	168	20	34	6,943
UOP	558	20	112	22,873
TOTALS	6,658		5,269	1,076,047

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
2	0855	CONC PAVER	0 100	0	0	1,487.00	SF	10.00	10.00	100	2005	2005	3	86	12,788	
3	0811	CONCRETE B	0 100	0	0	889.00	SF	5.20	5.20	100	2005	2005	3	86	3,976	
4	1100	VAC SYSTEM	0 100	0	0	1.00	UT	800.00	800.00	100	2005	2005	3	24	192	
5	0855	CONC PAVER	0 100	0	0	260.00	SF	10.00	10.00	100	2005	2005	3	86	2,236	
6	0300	BOAT DCK W	0 100	15	11	165.00	SF	40.00	40.00	100	2005	2005	3	40	2,640	
7	0855	CONC PAVER	0 100	0	0	294.00	SF	10.00	10.00	100	2005	2005	3	86	2,528	
8	1126	CB/STC 8"	0 100	0	0	328.00	SF	8.00	8.00	100	2005	2005	3	86	2,257	
9	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	66	198	
10	0911	SCRN RM A	0 100	0	0	951.00	SF	52.50	52.50	100	2005	2005	3	24	11,983	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



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

TOTAL OB/XF																41,913
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
1	000100	C	SFR	100	0003	RSF-1	0.00	0.00	2.00	LT		1.00	1.00	0.80	450,000.00	360,000.00

NASSAU COUNTY PROPERTY			PAGE 1 of 2	5
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE	1,076,047			
TOTAL MARKET OB/XF VALUE	55,381			
TOTAL LAND VALUE - MARKET	720,000			
TOTAL MARKET VALUE	1,851,428			
SOH/AGL Deduction	898,046			
ASSESSED VALUE	953,382			
TOTAL EXEMPTION VALUE	HX HB 50,000			
BASE TAXABLE VALUE	903,382			
TOTAL JUST VALUE	1,851,428			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	1,646,712			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23642	REPAIR/RRF	7,500	06/01/2010
B0412439	NEW CONSTR	425,000	03/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1202/1229	1/21/2004	QC	U	V	01
GRANTOR: WALLACE MARIANNE C					
GRANTEE: WALLACE MARIANNE C					
0750/1020	2/05/1996	WD	U	V	09
GRANTOR: TOWNSEND ALMON & BARB					
GRANTEE: WALLACE MARIANNE C					

BUILDING NOTES		

BUILDING DIMENSIONS		
UOP=[YR=2005]	W4 N7 W4 N3 W4 UOP=[YR=2005]	N8 W35 N13 W2 S1
DCK=[YR=2005]	W7 S4 FSP=[YR=2005]	W18 S8 BAS=[YR=2005]
UOP=[YR=2005]	W10 S13 E10 N13 \$ S13 E9 S5 E9 S7 W12	
FGR=[YR=2005]	W1 UOP=[YR=2005]	N8 W14 S8 E14 \$ W20 S33 E21
N33 \$ S30 E12 S2 E4 S2 E12 FOP=[YR=2005]	S1 E11 N6 W2 N6 W7	
S11 W2 \$ E2 N11 E7 S6 E12 N5 E7 N3 E12 N31 W40 N9 W4 N2 W13	S4 W8 N8 W1 \$ E1 S8 E8 N4 E13 S2 E4 N14 W8 \$ E7 N4 \$ S4 E1	
S23 E36 N7 \$ S7 E4 S17 E8 N14 \$ PTR=	E15 FUS=[YR=2005]	E23
N24 E13 S2 E4 S9 E20 S29 W5 S2 W14 N6 W18 S9 W23 N21 \$ W15 \$		

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				5
ELEMENT		CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY															
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																			Tax Group: 5					Tax Dist:										
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																			PREVIOUS YEAR MKT VALUE					1,646,712										