

LOT 137
IN OR 705/189-191
BEACHWOOD VILLAGE UNIT 2

CIPRIANO MICHAEL & JOAN
4 BUCKTHORNE DRIVE
FERNANDINA BEACH, FL 32034

2024

01-6N-29-0202-0137-0000



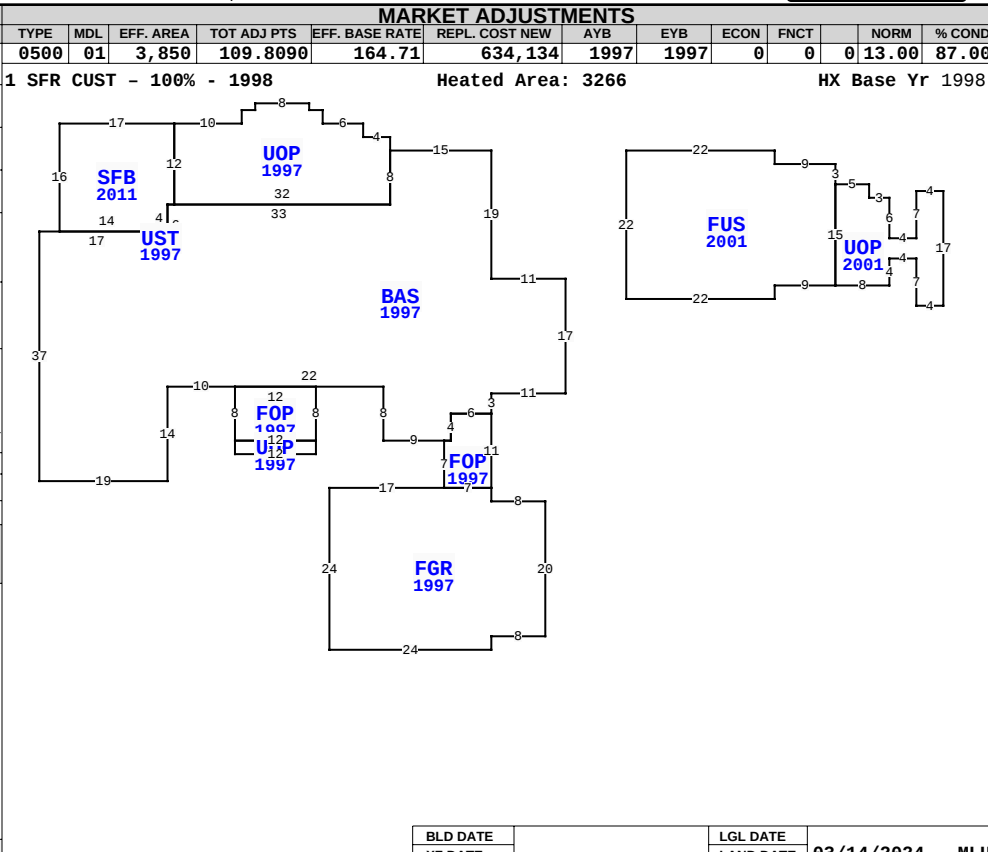
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	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	2,406	100	2,406	344,774
FGR	736	55	405	58,036
FOP	73	30	22	3,153
FOP	96	30	29	4,156
FUS	646	100	646	92,571
SFB	268	80	214	30,666
UOP	24	20	5	717
UOP	408	20	82	11,750
UOP	194	20	39	5,589
UST	4	45	2	286
TOTALS	4,855		3,850	551,697

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00
2	0812	CONCRETE C	0	100	0	0		2,134.00	SF 4.00
3	1126	CB/STC 8"	0	100	0	0		320.00	SF 8.00
4	0462	ST/AL FNC	0	100	0	0		80.00	SF 10.00
5	0810	CONCRETE A	0	100	0	0		43.00	SF 6.50
6	1242	WD DECK A	0	100	0	0		167.00	SF 10.00
7	0300	BOAT DCK W	0	100	16	12		192.00	SF 40.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00



TOTAL OB/XF									
12,685									

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		551,697	
TOTAL MARKET OB/XF VALUE		12,685	
TOTAL LAND VALUE - MARKET		550,000	
TOTAL MARKET VALUE		1,114,382	
SOH/AGL Deduction		481,780	
ASSESSED VALUE		632,602	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		582,602	
TOTAL JUST VALUE		1,114,382	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,035,159	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24074	REMODEL	20,895	10/01/2010
B0007738	NEW CONSTR	30,000	11/01/2000
B9603498	NEW CONSTR	180,000	12/01/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V	RSN CD	SALE PRICE
0705/0189	5/23/1994	WD Q	V		110,100
GRANTOR: GRANT MARTHA BAHL & W					
GRANTEE: CIPRIANO MICHAEL &					
0395/0580	8/01/1983	WD Q	V		45,000
GRANTOR:					
GRANTEE:					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1997] W15 UOP=[YR=1997] N2 W4 N2 W6 N2 W2 N1 W8 S1 W2 S2 W10 SFB=[YR=2011] W17 S16 E14 UST=[YR=1997] S2 E2 N2 W2\$ E2 N4 E1 N12\$ S12 E32 N8\$ S8 W33 S6 W2 N2 W17 S37 E19 N14 E10 FOP=[YR=1997] S8 UOP=[YR=1997] S2 E12 N2 W12\$ E12 N8 W12\$ E22 S8 E9 FOP=[YR=1997] S7 FGR=[YR=1997] W17 S24 E24 N2 E8 N20 W8 N2 W7\$ E7 N11 W6 S4 W1\$ E1 N4 E6 N3 E11 N17 W11 N19\$ PTR= E20 FUS=[YR=2001] E22 S2 E9 S3 UOP=[YR=2001] E5 S2 E3 S6 E4 N7 E4 S17 W4 N7 W4 S4 W8 N15\$ S15 W9 S2 W22 N22\$ W20\$.									