

LOT 146
IN OR 1818/367
BEACHWOOD VILLAGE UNIT 2

DROWN DARREL E & DORI
9 BUCKTHORNE DRIVE
FERNANDINA BEACH, FL 32034

2024

01-6N-29-0202-0146-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 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		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
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	1,956	100	1,956	334,454
FDG	367	60	220	37,618
FOP	72	30	22	3,762
FOP	98	30	29	4,959
TOTALS	2,493		2,227	380,792

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	2,000.00
2	0811	CONCRETE B	0 100	0	0	614.00	SF	5.20	5.20
3	1075	TRELLIS G	0 100	0	0	60.00	SF	35.00	35.00
4	0825	BRICK	0 100	0	0	100.00	SF	12.50	12.50
5	1122	CB 6"	0 100	0	0	408.00	SF	5.85	5.85
6	0445	BOX FNC 5'	0 100	0	0	42.00	LF	8.10	8.10
7	0446	BOX FNC 6'	0 100	0	0	24.00	LF	20.00	20.00
8	0811	CONCRETE B	0 100	0	0	701.00	SF	5.20	5.20

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,227	125.2636	187.90	418,453	1995	2005	0	0	9.00	91.00
1 SFR CUST - 100% - 2020 Heated Area: 1956 HX Base Yr 2020											
9 BUCKTHORNE DR, FERNANDINA BEACH											

9 BUCKTHORNE DR, FERNANDINA BEACH					XF DATE					LAND DATE		05/07/2024	MLU
					INC DATE					AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	2,000.00	2,000.00	100	1995	1995	3	77	1,540				
614.00	SF	5.20	5.20	100	1995	1995	3	70	2,235				
60.00	SF	35.00	35.00	100	1995	1995	3	23	483				
100.00	SF	12.50	12.50	100	1995	1995	3	91	1,138				
408.00	SF	5.85	5.85	100	1995	1995	3	70	1,671				
42.00	LF	8.10	8.10	100	1995	1995	3	20	68				
24.00	LF	20.00	20.00	100	1995	1995	3	20	96				
701.00	SF	5.20	5.20	100	2000	2000	3	79	2,880				

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		380,792	
TOTAL MARKET OB/XF VALUE		10,111	
TOTAL LAND VALUE - MARKET		450,000	
TOTAL MARKET VALUE		840,903	
SOH/AGL Deduction		384,869	
ASSESSED VALUE		456,034	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		406,034	
TOTAL JUST VALUE		840,903	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		724,050	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9401494	NEW CONSTR	124,750	12/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1818/0367	10/03/2012	WD	Q	I	02	450,000
GRANTOR: THOMPSON DAVISON W &						
GRANTEE: DROWN DARREL E & DO						
1342/1803	8/18/2005	WD	Q	I		460,000
GRANTOR: WRIGHT LOIS J						
GRANTEE: THOMPSON DAVISON W						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1995] W15 N3 W6 S3 W6 N3 W6 S3 W13 N3 W13 S3 W2 S7 W2 S4 E2 S19 FOP=[YR=1995] S7 E14 N7 W14 \$ E14 S9 E17 N2 FOP=[YR=1995] E6 N12 W6 S12 \$ N12 E6 S3 E16 N4 E8 N24 \$ PTR=E15 FDG=[YR=1995] E2 N2 E11 S2 E2 S23 W15 N23 \$ W15 \$.									