



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

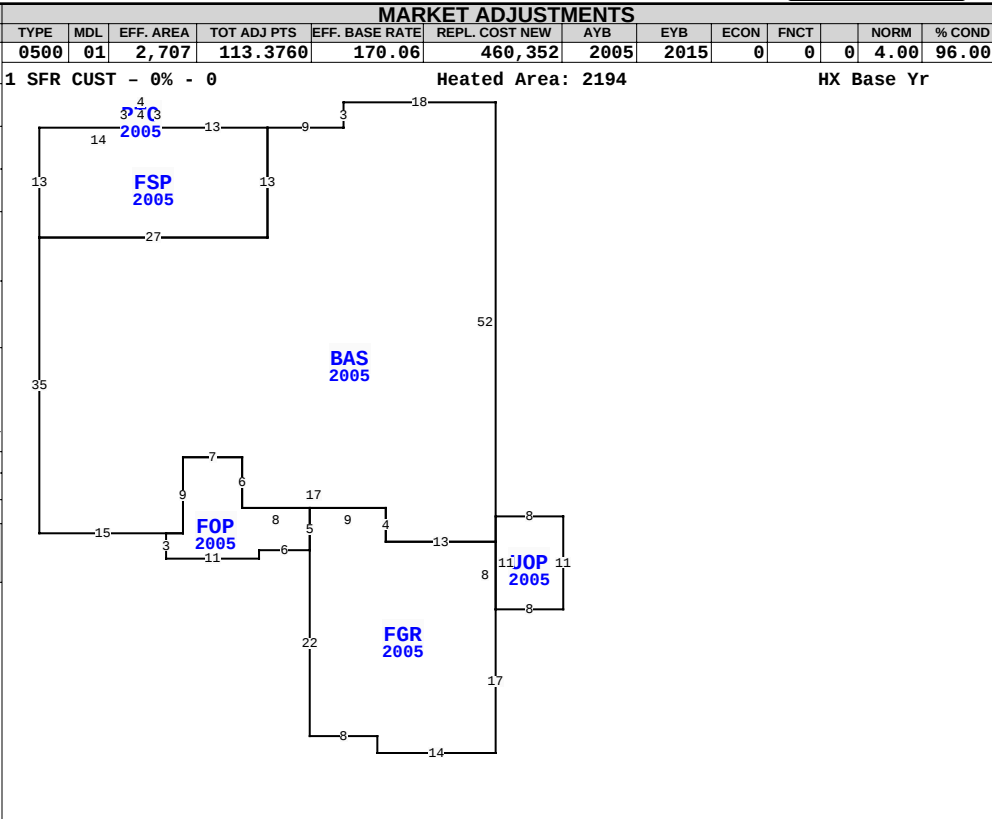
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,194	100	2,194	358,188
FGR	570	55	314	51,263
FOP	132	30	40	6,530
FSP	351	40	140	22,856
PTO	12	5	1	163
UOP	88	20	18	2,939

TOTALS	3,347		2,707	441,938
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	0	0	0	1,112.00	SF	4.00
2	0810	CONCRETE A	0	0	4	3	12.00	SF	6.50
3	0445	BOX FNC 5'	0	0	0	0	43.00	LF	8.10
4	1126	CB/STC 8"	0	0	0	0	60.00	SF	8.00

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		PUD	0.00	0.00	1.00



48 BEACH WOOD RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0812	CONCRETE C	0	0	0	0	1,112.00	SF	4.00	4.00	100	2005	2005	3	86	3,825	
2	0810	CONCRETE A	0	0	4	3	12.00	SF	6.50	6.50	100	2005	2005	3	86	67	
3	0445	BOX FNC 5'	0	0	0	0	43.00	LF	8.10	8.10	100	2005	2005	3	24	84	
4	1126	CB/STC 8"	0	0	0	0	60.00	SF	8.00	8.00	100	2005	2005	3	86	413	

TOTAL OB/XF															4,389		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE						
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000.00						

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		441, 938	
TOTAL MARKET OB/XF VALUE		4, 389	
TOTAL LAND VALUE - MARKET		450, 000	
TOTAL MARKET VALUE		896, 327	
SOH/AGL Deduction		120, 891	
ASSESSED VALUE		775, 436	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		775, 436	
TOTAL JUST VALUE		896, 327	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		776, 486	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0515000	ELEC OTHER	2,000	05/01/2005
M09651	MECH OTHER	0	04/01/2005
P09153	OTHER	0	03/01/2005
E14374	ELEC OTHER	0	02/01/2005
R07168	REMODEL	4,500	02/01/2005
B14488	NEW CONSTR	195,000	02/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2418/1924	12/18/2020	WD	Q	I	01
GRANTOR: HOLLAND JAMES J & CAT					SALE PRICE
GRANTEE: STREITZ DANIEL T SR					765,000
0896/1935	8/26/1999	WD	U	V	07
GRANTOR: ALEXANDRE MANUEL J &					100
GRANTEE: HOLLAND JAMES J & C					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W18 S3 W9 FSP=[YR=2005] W13 PTO=[YR=2005] N3 W4 S3 E4\$ W14 S13 E27 N13\$ S13 W27 S35 E15 FOP=[YR=2005] S3 E11 N1 E6 FGR=[YR=2005] S22 E8 S2 E14 N17 UOP=[YR=2005] E8 N11 W8 S11\$ N8 W13 N4 W9 S5\$ N5 W8 N6 W7 S9 W2\$ E2 N9 E7 S6 E17 S4 E13 N52\$.									