LOT 1
SHADOW WOODS SUB PB 4/88

HUBERT BENJAMIN FORSYTH
1 BEACHWALKER RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0610-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	07	CORK/VTILE 20
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
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

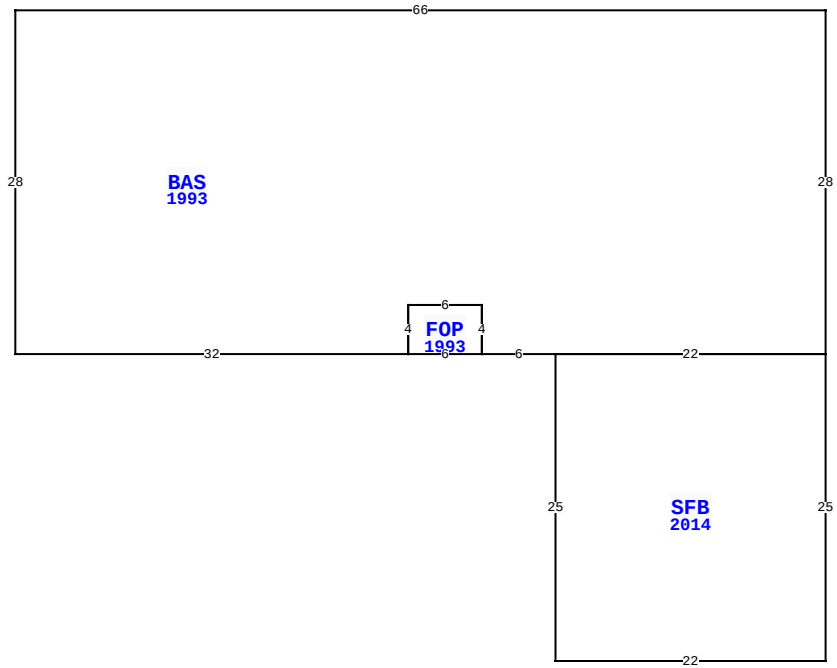
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3029.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,824	100	1993	1,824	170,869
FOP	24	30	1993	7	656
SFB	550	80	2014	440	41,218
TOTALS	2,398			2,271	212,743

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,271	118.5800	118.58	269,295	1982	1982	0	0	0	21.00	79.00

1 SINGLE FAM – 0% - 2024 Heated Area: 2264 HX Base Yr



1383 SHADOW WOODS LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	212,743
TOTAL MARKET OB/XF VALUE	18,810
TOTAL LAND VALUE - MARKET	315,000
TOTAL MARKET VALUE	546,553
SOH/AGL Deduction	0
ASSESSED VALUE	546,553
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	546,553
TOTAL JUST VALUE	546,553
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	537,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1427335	ENCL FGR	0	03/01/2014
7920	SWIM POOL	4,900	03/11/1992
7810	SWIM POOL	14,000	01/31/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2654/919	7/17/2023	WD	Q	I	01	550,000
GRANTOR: BARCARO MARY ANN						
GRANTEE: HUBERT BENJAMIN FOR						
0772/1369	10/02/1996	WD	Q	I		116,000
GRANTOR: BINGHAM MARGARET H &						
GRANTEE: BARCARO ANTHONY D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S28 E32 FOP=[YR=1993] E6 N4W6 S4$ N4 E6 S4 E6 SFB=[YR=2014] S25E22 N25 W22$ E22 N28$.

EXTRA FEATURES

LN	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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	49	1,715	
2	0811	CONCRETE B	0	0	0	0	625.00	SF	5.20	5.20	100	1982	1982	3	35	1,138	
3	0861	POOL GUNIT	0	0	0	0	528.00	SF	85.00	85.00	100	1991	1991	3	20	8,976	
4	0845	KOOL DECK	0	0	0	0	853.00	SF	7.25	7.25	100	1991	1991	3	59.5	3,680	
5	0910	SCRN RM L	0	0	0	0	1,303.00	SF	10.20	10.20	100	1991	1991	3	20	2,658	
6	0940	SHEDS/PORT	0	0	16	10	160.00	SF	20.10	20.10	100	1998	1998	3	20	643	

LAND DESCRIPTION

TOTAL OB/XF 18,810

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0	0005	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	350,000.00	315,000.00	315,000							

REVIEW DATE 08/14/2019 BY DJA Total Acres: 0.00 Total Land Value: 315,000 Market: 0 Agricultural: 0 Common: 315,000 PRINTED 07/30/2025 BY SYS