LOT 44
IN OR 954/1702
BEACH WALKER VILLAGE PB 4/14

GILSTRAP MICHAEL L & BRENDA N
PO BOX 272
BYRON, GA 31008

2025

01-6N-29-0200-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

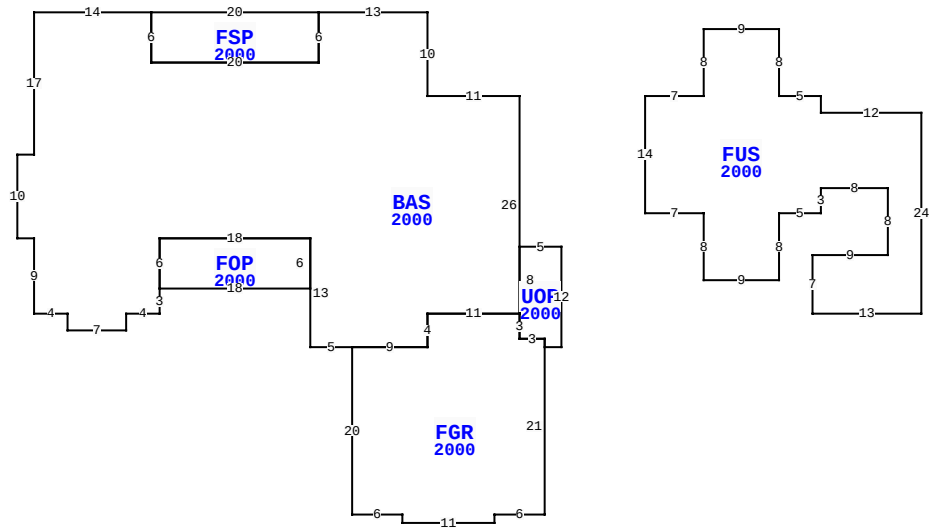
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,786	100	2000	1,786	272,355
FGR	518	55	2000	285	43,461
FOP	108	30	2000	32	4,880
FSP	120	40	2000	48	7,320
FUS	669	100	2000	669	102,018
UOP	57	20	2000	11	1,677
TOTALS	3,258			2,831	431,712

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,831	109.0560	172.31	487,810	2000	2000	0	0	0	11.50	88.50

1 SFR CUST – 0% - 0 Heated Area: 2455 HX Base Yr



9 BEACH WALKER RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	431,712
TOTAL MARKET OB/XF VALUE	5,874
TOTAL LAND VALUE - MARKET	500,000
TOTAL MARKET VALUE	937,586
SOH/AGL Deduction	112,115
ASSESSED VALUE	825,471
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	825,471
TOTAL JUST VALUE	937,586
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	918,157

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217641	H/AC	0	10/01/2012
B007064	NEW CONSTR	200,000	04/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0954/1702	10/20/2000	WD	Q	I		435,000
GRANTOR: CURY & SALTMARSH DEVE						
GRANTEE: GILSTRAP MICHAEL L						
0902/1510	10/08/1999	WD	Q	V		77,400
GRANTOR: SALTMARSH ERNEST O						
GRANTEE: CURY & SALTMARSH DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W11 N10 W13 FSP=[YR=2000] W20 S6 E20 N6 $ S6 W20 N6 W14 S17 W2 S10 E2 S9 E4 S2 E7 N2 E4 N3 FOP=[YR=2000] E18 N6 W18 S6 $ N6 E18 S13 E5 FGR=[YR=2000] S20 E6 S1 E11 N1 E6 N21 W3 N3 W11 S4 W9$ E9 N4 E11 UOP=[YR=2000] S3 E3 S1 E2 N12 W5 S8 $ N26 $PTR= E15 FUS=[YR=2000] E7 N8 E9 S8 E5 S2 E12 S24 W13 N7 E9 N8 W8 S3 W5 S8 W9 N8 W7 N14 $ W15 $.

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	0811	CONCRETE B	0	0	0	0	930.00	SF	5.20	5.20	100	2000	2000	3	77	3,724	
2	0810	CONCRETE A	0	0	0	0	69.00	SF	6.50	6.50	100	2000	2000	3	77	345	
3	1242	WD DECK A	0	0	5	4	20.00	SF	10.00	10.00	100	2000	2000	3	20	40	
4	0810	CONCRETE A	0	0	0	0	21.00	SF	6.50	6.50	100	2000	2000	3	77	105	
5	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	83	1,660	

LAND DESCRIPTION

TOTAL OB/XF 5,874

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		RG-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS