LOT 45
IN OR 2005/1260
BEACH WALKER VILLAGE PB 4/14

PELUSO RICHARD A TRUST/PELUSO RICHARD A TRUSTEE
295 SARAH WELLS TRAIL
CAMPBELL HALL, NY 10916

2025

01-6N-29-0200-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

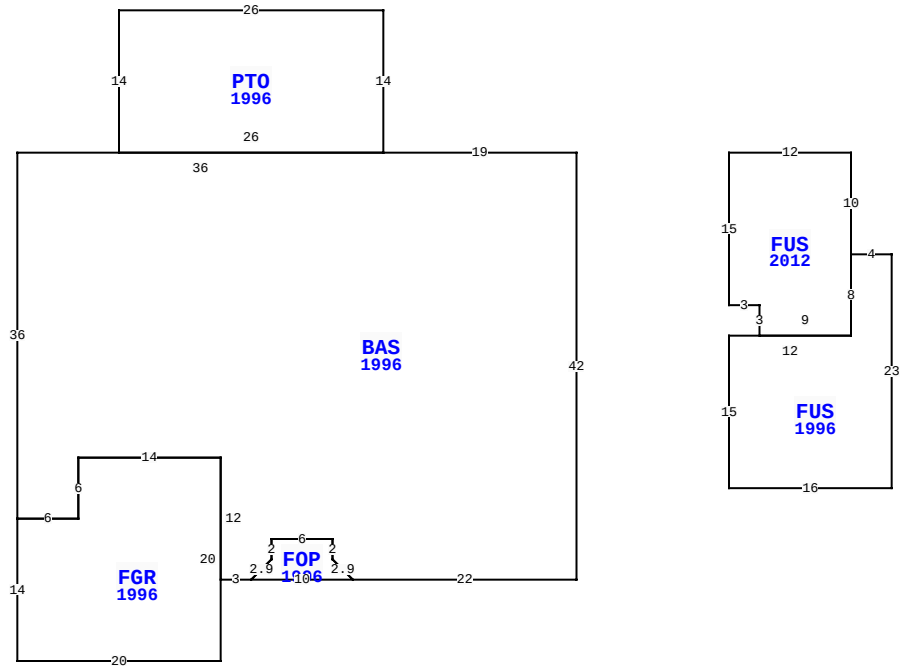
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	2,078	100	1996	2,078	321,749
FGR	364	55	1996	200	30,967
FOP	28	30	1996	8	1,239
FUS	272	100	1996	272	42,115
FUS	207	100	2012	207	32,051
PTO	364	5	1996	18	2,787
TOTALS	3,313			2,783	430,909

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,783	111.3600	175.95	489,669	1996	2000	0	0	0	12.00	88.00

1 SFR CUST – 0% - 0 Heated Area: 2557 HX Base Yr



7 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	430,909
TOTAL MARKET OB/XF VALUE	9,921
TOTAL LAND VALUE - MARKET	500,000
TOTAL MARKET VALUE	940,830
SOH/AGL Deduction	104,945
ASSESSED VALUE	835,885
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	835,885
TOTAL JUST VALUE	940,830
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	921,653

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226378	REMODEL	26,500	08/01/2012
E1225362	REMODEL	0	08/01/2012
P1216075	NEW CONSTR	0	08/01/2012
B24794	REMODEL	29,245	06/01/2011
M16312	H/AC	0	06/01/2011
B9502306	NEW CONSTR	105,000	10/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2005/1260	7/30/2015	QC	U	I	11	100
GRANTOR: PELUSO JOANNE M						
GRANTEE: RICHARD A PELUSO TR						
1637/1510	8/31/2009	WD	Q	I	01	585,000
GRANTOR: REAMY MORRIS R & ANN						
GRANTEE: PELUSO JOANNE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W19 PTO=[YR=1996] N14 W26 S14 E26 $ W36 S36 FGR=[YR=1996] S14 E20 N20 W14 S6 W6 $ E6 N6 E14 S12 E3 FOP=[YR=1996] E10 U2 L2 N2 W6 S2 D2 L2 $ U2 R2 N2 E6 S2 D2 R2 E22 N42 $ PTR= E15 FUS=[YR=2012] E12 S10 FUS=[YR=1996] E4 S23 W16 N15 E12 N8$ S8 W9 N3 W3 N15$ 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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	77	1,540	
2	0812	CONCRETE C	0	0	0	0	1,049.00	SF	4.00	4.00	100	1996	1996	3	70	2,937	
3	0810	CONCRETE A	0	0	0	0	97.00	SF	6.50	6.50	100	1996	1996	3	70	441	
4	0810	CONCRETE A	0	0	0	0	80.00	SF	6.50	6.50	100	1996	1996	3	70	364	
5	1075	TRELLIS G	0	0	0	0	337.00	SF	35.00	35.00	100	1996	1996	3	23	2,713	
6	1126	CB/STC 8"	0	0	0	0	140.00	SF	8.00	8.00	100	1996	1996	3	70	784	
7	0810	CONCRETE A	0	0	0	0	146.00	SF	6.50	6.50	100	1996	1996	3	70	664	
8	1126	CB/STC 8"	0	0	0	0	84.00	SF	8.00	8.00	100	1996	1996	3	70	470	
9	0444	BOX FNC 4'	0	0	0	0	6.00	LF	6.50	6.50	100	1996	1996	3	20	8	

LAND DESCRIPTION

TOTAL OB/XF 9,921

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