LOT 46
IN OR 1984/1011
BEACH WALKER VILLAGE PB 4/14

CORNISH KENNETH A & RUTH A
7925 BAR HARBOR DRIVEN
CINCINNATI, OH 45255

**2025**

**01-6N-29-0200-0046-0000**

## BUILDING CHARACTERISTICS

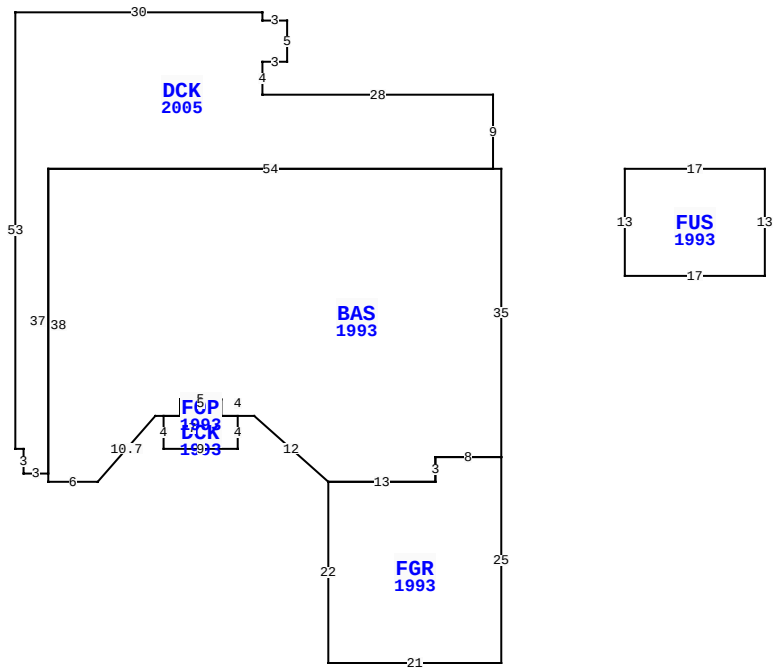
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 80 |
| Exterior Wall | 16 | WD FR STUC 20 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 90 |
| Interior Wall | 08 | DECORATIVE 10 |
| Interior Floo | 12 | HARDWOOD 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 | 1.5 | 1.5 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 05 | DIST 1A 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 | 1,896 | 100 | 1993 | 1,896 | 320,389 |
| DCK | 36 | 10 | 1993 | 4 | 676 |
| DCK | 982 | 10 | 2005 | 98 | 16,561 |
| FGR | 486 | 55 | 1993 | 267 | 45,118 |
| FOP | 10 | 30 | 1993 | 3 | 507 |
| FUS | 221 | 100 | 1993 | 221 | 37,345 |
| TOTALS | 3,631 | | | 2,489 | 420,595 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,489 | 118.1760 | 186.72 | 464,746 | 1988 | 2005 | 0 | 0 | 0 | 9.50 | 90.50 |

1 SFR CUST – 0% - 0 Heated Area: 2117 HX Base Yr




5 BEACH WALKER RD, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 5 | Tax Dist: |
| BUILDING MARKET VALUE | 420,595 |
| TOTAL MARKET OB/XF VALUE | 3,405 |
| TOTAL LAND VALUE - MARKET | 500,000 |
| TOTAL MARKET VALUE | 924,000 |
| SOH/AGL Deduction | 114,586 |
| ASSESSED VALUE | 809,414 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 809,414 |
| TOTAL JUST VALUE | 924,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 905,060 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 3453 | NEW CONSTR | 4,600 | 04/03/1989 |
| 5761 | NEW CONSTR | 1,092 | 03/10/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1984/1011 | 6/09/2015 | WD | Q | I | 01 | 545,000 |
| GRANTOR: HEMPHILL JOSEPH & ROB | | | | | | |
| GRANTEE: CORNISH KENNETH A & | | | | | | |
| 1340/1633 | 8/10/2005 | WD | Q | I | | 660,000 |
| GRANTOR: WHEELER WILLIAM T JR | | | | | | |
| GRANTEE: HEMPHILL JOSEPH & R | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W1 DCK=[YR=2005] N9 W28 N4 E3 N5 W3 N1 W30 S53 E1 S3 E3 N37 E54 $ W54 S38 E6 U8 R7 E1 DCK=[YR=1993] S4 E9 N4 W2 FOP=[YR=1993] N2 W5 S2 E5 $ W7 $ E2N2 E5 S2 E4 D8 R9 FGR=[YR=1993] S22 E21 N25 W8 S3 W13 $ E13 N3E8 N35 $ PTR= E15 FUS=[YR=1993] E17S13 W17 N13$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 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 1,079.00 | SF | 4.00 | 4.00 | 100 | 1988 | 1988 | 3 | 52 | 2,244 | |
| 2 | 1126 | CB/STC 8" | 0 | 0 | 0 | 0 | 192.00 | SF | 8.00 | 8.00 | 100 | 1988 | 1988 | 3 | 52 | 799 | |
| 3 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 52.00 | SF | 6.50 | 6.50 | 100 | 1988 | 1988 | 3 | 52 | 176 | |
| 4 | 0810 | CONCRETE A | 0 | 0 | 7 | 4 | 28.00 | SF | 6.50 | 6.50 | 100 | 1988 | 1988 | 3 | 52 | 95 | |
| 5 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 27.00 | SF | 6.50 | 6.50 | 100 | 1988 | 1988 | 3 | 52 | 91 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,405

| 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 | 0006 | 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 04/21/2020 BY DJA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS