LOT 47
IN OR 1545/1264
BEACH WALKER VILLAGE PB 4/14

WALLACE SANDRA C
3 BEACH WALKER RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-0200-0047-0000

BUILDING CHARACTERISTICS

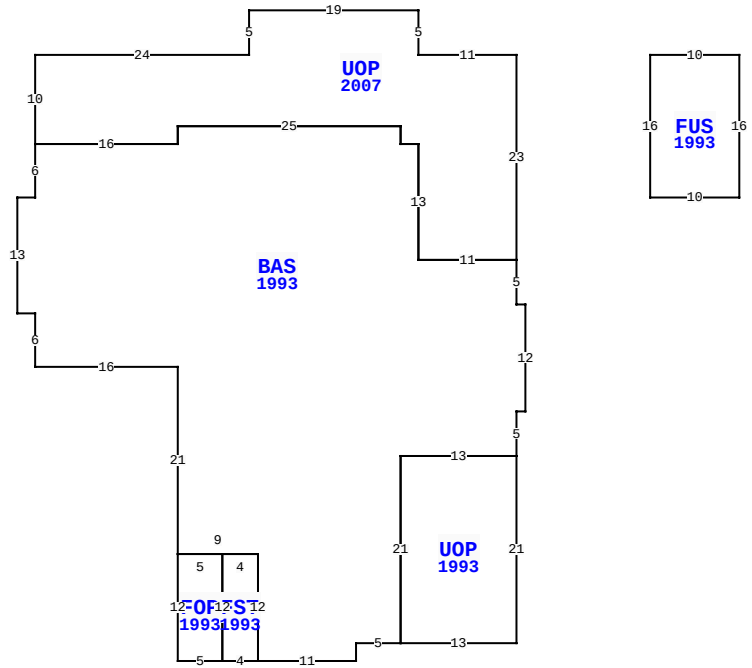
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	08	DECORATIVE 40
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,132	100	1993	2,132	322,170
FOP	60	30	1993	18	2,720
FST	48	55	1993	26	3,929
FUS	160	100	1993	160	24,178
UOP	273	20	1993	55	8,311
UOP	728	20	2007	146	22,062
TOTALS	3,401			2,537	383,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,537	113.1840	178.83	453,692	1983	1993	0	0	0	15.50	84.50

1 SFR CUST – 100% - 2016 Heated Area: 2292 HX Base Yr 2016



3 BEACH WALKER RD, FERNANDINA BEACH

BLD DATE	01/31/2008 DJ	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		383,370
TOTAL MARKET OB/XF VALUE		6,667
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		890,037
SOH/AGL Deduction		416,891
ASSESSED VALUE		473,146
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		422,424
TOTAL JUST VALUE		890,037
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		873,089

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4498	H/AC	2,400	02/12/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1545/1264	1/10/2008	WD	Q	I	01	327,500
GRANTOR: WALLACE THOMAS L SR &						
GRANTEE: WALLACE THOMAS L SR						
1511/1137	7/10/2007	WD	Q	I		655,000
GRANTOR: PIERCE LAMAR & SARA C						
GRANTEE: WALLACE THOMAS SR E						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2007] W11 N5 W19 S5 W24 S10 BAS=[YR=1993] S6 W2S13 E2 S6 E16 S21 FOP=[YR=1993] S12 E5 FST=[YR=1993] E4 N12 W4 S12$ N12 W5$ E9 S12 E11N2 E5 UOP=[YR=1993] E13 N21 W13 S21$ N21E13 N5 E1 N12 W1 N5 W11 N13 W2 N2 W25 S2W16$ E16 N2 E25 S2 E2 S13 E11 N23$ PTR= E15 FUS=[YR=1993] E10 S16 W10 N16$ 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	1125	CB/STC 6"	0	100	0	0	105.00	SF	7.35	7.35	100	1983	1983	3	38	293	
2	0811	CONCRETE B	0	100	27	26	702.00	SF	5.20	5.20	100	1983	1983	3	38	1,387	
3	0850	PEBBLE WLK	0	100	0	0	76.00	SF	3.50	3.50	100	1983	1983	3	38	101	
4	0940	SHEDS/PORT	0	100	13	5	65.00	SF	15.00	15.00	100	1983	1983	3	20	195	
5	0855	CONC PAVER	0	100	0	0	361.00	SF	10.00	10.00	100	2002	2002	3	80	2,888	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	51.5	1,803	

LAND DESCRIPTION

TOTAL OB/XF 6,667

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	100		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 11/14/2019 BY DJA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS