LOT 48
BEACH WALKER VILLAGE PB 4/14

HUBERT BEN LIVING TRUST/HUBERT KATHY LIVING TRUST
1 BEACH WALKER RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-0200-0048-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	01	Quality Level 01

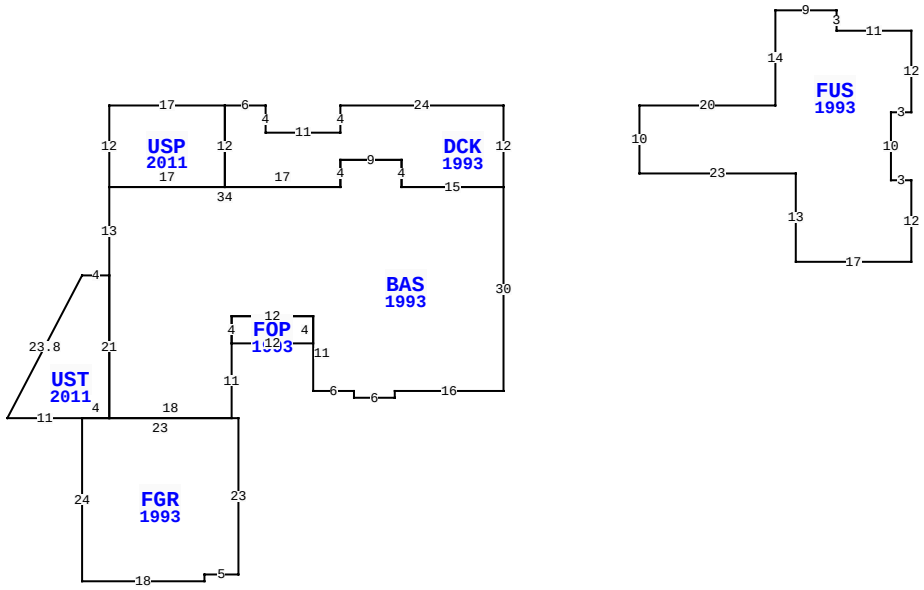
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 10
NEIGHBORHOOD/LOC 10001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,722	100	1993	1,722	291,121
DCK	412	10	1993	41	6,931
FGR	547	55	1993	301	50,887
FOP	48	30	1993	14	2,367
FUS	838	100	1993	838	141,671
USP	204	30	2011	61	10,312
UST	200	45	2011	90	15,215
TOTALS	3,971			3,067	518,505

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,067	130.4891	206.17	632,323	1988	1988	0	0	0	18.00	82.00

1 SFR CUST – 100% - 2020 Heated Area: 2560 HX Base Yr 2020



1 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		518,505
TOTAL MARKET OB/XF VALUE		7,287
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,025,792
SOH/AGL Deduction		430,136
ASSESSED VALUE		595,656
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		544,934
TOTAL JUST VALUE		1,025,792
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,002,801

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP 4247	N/A	95,864	07/20/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2781/874	4/15/2025	QC	U	I	11	100
GRANTOR: HUBERT BENJAMIN F & K						
GRANTEE: HUBERT BEN LIVING T						
0549/0749	8/05/1988	QC	Q	V	06	12,500
GRANTOR: HOWELL WM H						
GRANTEE: HUBERT BENJAMIN F						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1993] W24 S4 W11 N4 W6 USP=[YR=2011] W17 S12
BAS=[YR=1993] S13 UST=[YR=2011] W4 D21 L11 E11
FGR=[YR=1993] S24 E18 N1 E5 N23 W23 $ E4 N21$ S21 E18 N11
FOP=[YR=1993] E12 N4 W12 S4$ N4 E12 S11 E6 S1 E6N1 E16
N30W15 N4 W9 S4 W34$ E17 N12$ S12 E17 N4 E9 S4 E15 N12$ PTR=
E20FUS=[YR=1993] E20 N14 E9 S3 E11 S12 W3 S10 E3 S12 W17 N13
W23 N10$W20$.

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	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	62	1,240	
2	0812	CONCRETE C	0	100	0	0	1,176.00	SF	4.00	4.00	100	1988	1988	3	52	2,446	
3	0820	WOOD WALK	0	100	0	0	169.00	SF	11.75	11.75	100	1988	1988	3	40	794	
4	1124	CB/STC 4"	0	100	0	0	590.00	SF	6.50	6.50	100	1988	1988	3	52	1,994	
5	0858	SCULP CONC	0	100	0	0	72.00	SF	13.00	13.00	100	1988	1988	3	83	777	
6	0446	BOX FNC 6'	0	100	0	0	9.00	LF	20.00	20.00	100	1988	1988	3	20	36	

LAND DESCRIPTION

TOTAL OB/XF 7,287

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 01/16/2024 BY KBA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS