

LOT 56
IN OR 2179/1918
BEACH WALKER VILLAGE PB 4/14

WALLER KATHRYN J
9 GREEN WINGED TEAL RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-0200-0056-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	10
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NEIGHBORHOOD/LOC	10001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,853	100	1993	1,853	452,057
DCK	16	10	1993	2	487
DCK	204	10	1993	20	4,879
FOP	35	30	1993	10	2,439
FSP	289	40	2007	116	28,299
UOP	95	20	1993	19	4,635
UOP	210	20	1993	42	10,246
UST	74	45	1993	33	8,050

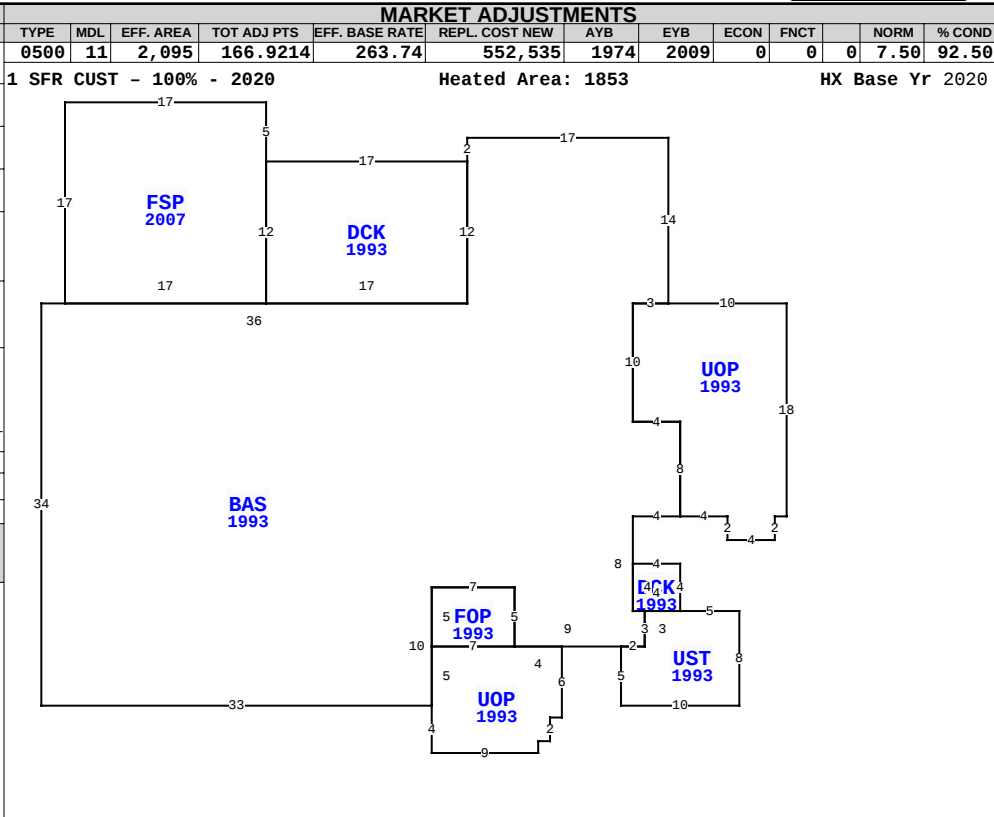
TOTALS	2,776			2,095	511,095
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EXTRA FEATURES

L N	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	0810	CONCRETE A	0	100	0	0	58.00	SF	6.50	6.50	100	1974	1974	3	24	90	
2	1126	CB/STC 8"	0	100	0	0	502.00	SF	8.00	8.00	100	1974	1974	3	24	964	
3	1127	BRICK 8"	0	100	34	2	68.00	SF	11.00	11.00	100	1974	1974	3	62	464	
4	0850	PEBBLE WLK	0	100	0	0	526.00	SF	3.50	3.50	100	1974	1974	3	24	442	
5	0811	CONCRETE B	0	100	0	0	582.00	SF	5.20	5.20	100	2005	2005	3	84	2,542	
6	0835	QUARY TILE	0	100	0	0	130.00	SF	10.00	10.00	100	2005	2005	3	84	1,092	
7	1242	WD DECK A	0	100	0	0	126.00	SF	10.00	10.00	100	2007	2007	3	27	340	
8	1126	CB/STC 8"	0	100	25	7	175.00	SF	8.00	8.00	100	2007	2007	3	87	1,218	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



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

TOTAL OB/XF																	7,152
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NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		511,095
TOTAL MARKET OB/XF VALUE		7,152
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,018,247
SOH/AGL Deduction		463,797
ASSESSED VALUE		554,450
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		503,728
TOTAL JUST VALUE		1,018,247
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		995,209

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20234	ADDITION	16,000	07/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2179/1918	2/23/2018	WD	Q	I	01	652,500
GRANTOR: BEACHSIDE PARADISE LL						
GRANTEE: WALLER KATHRYN J						
1905/0556	3/03/2014	QC	U	I	11	100
GRANTOR: JACOBSEN SUSAN & ROBE						
GRANTEE: BEACHSIDE PARADISE						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W10 BAS=[YR=1993] N14 W17 S2 DCK=[YR=1993] W17 FSP=[YR=2007] N5 W17 S17 E17 N12\$ S12 E17 N12\$ S12 W36 S34 E33 UOP=[YR=1993] S4 E9 N1 E1 N2 E1 N6 W4 FOP=[YR=1993] N5 W7 S5 E7\$ W7 S5\$ N10 E7 S5 E9 UST=[YR=1993] S5 E10 N8 W5 DCK=[YR=1993] N4 W4 S4 E4\$ W3 S3 W2\$ E2 N3 W1 N8 E4 N8 W4 N10 E3\$ W3 S10 E4 S8 E4 S2 E4 N2 E1 N18\$.