

LOT 4
IN OR 964/494
BEACHWOOD VILLAGE UNIT 1

DUDIAK MIRIAM
6 WAX MYRTLE
FERNANDINA BEACH, FL 32034

2025

01-6N-29-0201-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

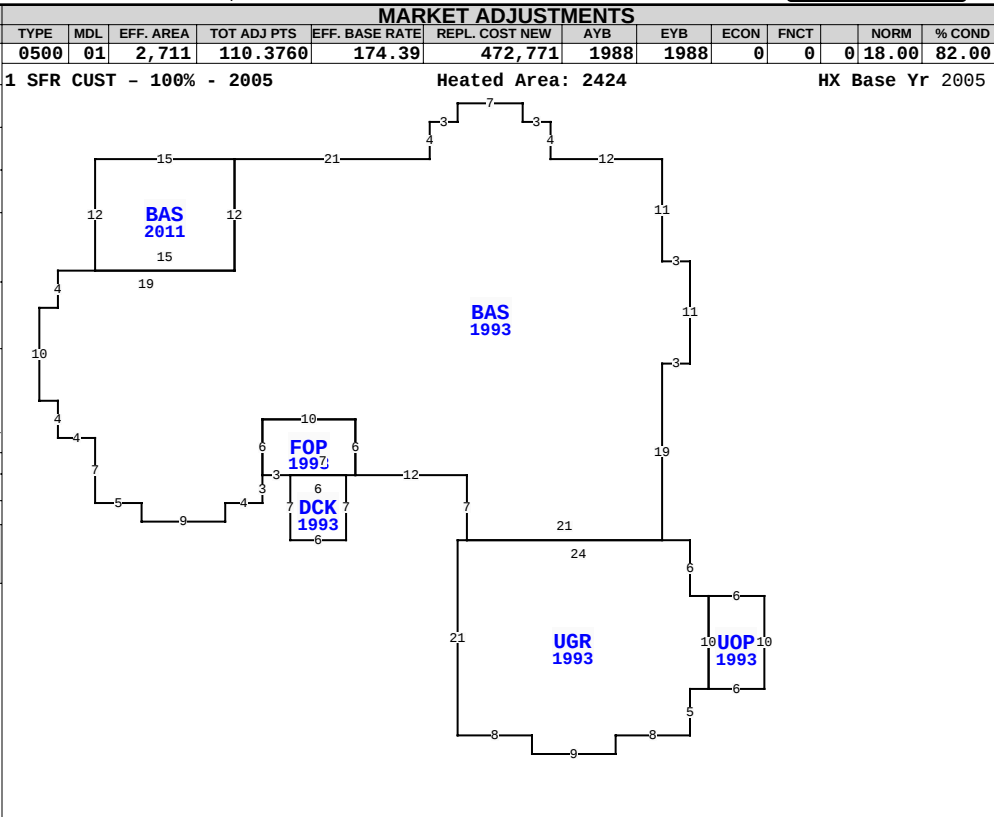
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

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	2,244	100	1993	2,244	320,891
BAS	180	100	2011	180	25,740
DCK	42	10	1993	4	572
FOP	60	30	1993	18	2,574
UGR	563	45	1993	253	36,179
UOP	60	20	1993	12	1,716

TOTALS	3,149			2,711	387,672
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	1242	WD DECK A	0	100	0	0	595.00	SF	10.00
2	0812	CONCRETE C	0	100	0	0	2,434.00	SF	4.00
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00



6 WAX MYRTLE RD, FERNANDINA BEACH	BLD DATE	LGL DATE	03/14/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	1242	WD DECK A	0	100	0	0	595.00	SF	10.00	10.00	100	1988	1988	3	20	1,190	
2	0812	CONCRETE C	0	100	0	0	2,434.00	SF	4.00	4.00	100	1988	1988	3	52	5,063	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2012	2012	3	94	1,880	

LAND DESCRIPTION										TOTAL OB/XF							8,133	
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	LA VAL	
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.85	500,000.00	425,000.00	4	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		387,672	
TOTAL MARKET OB/XF VALUE		8,133	
TOTAL LAND VALUE - MARKET		425,000	
TOTAL MARKET VALUE		820,805	
SOH/AGL Deduction		385,993	
ASSESSED VALUE		434,812	
TOTAL EXEMPTION VALUE		HX HB WX 55,722	
BASE TAXABLE VALUE		379,090	
TOTAL JUST VALUE		820,805	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		803,683	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P1216179	WTRHTR	0	10/01/2012
4443	NEW CONSTR	95,580	10/19/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0964/0494	12/29/2000	WD	Q	I		379,000	
GRANTOR: ELLENBURG HOMER M & J							
GRANTEE: FEDORKO FREDERICK J							
0835/1620	6/02/1998	TD	Q	I		240,000	
GRANTOR: COHEN ALAN M TRUSTEE							
GRANTEE: ELLENBURG HOMER M &							

BUILDING NOTES									
BAS=[YR=1993] W3 N11 W12 N4 W3 N2 W7 S2 W3 S4 W21									
BAS=[YR=2011] W15 S12 E15 N12S\$12 W19 S4 W2 S10 E2 S4 E4 S7									
E5 S2 E9 N2 E4 N3 FOP=[YR=1993] E3 DCK=[YR=1993] S7 E6 N7 W6									
\$ E7 N6 W10 S6\$ N6 E10 S6 E12 S7 UGR=[YR=1993] W1 S21 E8 S2									
E9 N2 E8 N5 E2 UOP=[YR=1993] E6 N10 W6 S10 \$ N10 W2 N6 W24\$									
E21 N19 E3 N11\$.									