LOT 7
BEACHWOOD VILLAGE UNIT 1
PB 4/25-27

MORCOM SCOTT W & MISTY E
12 WAX MYRTLE RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-0201-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

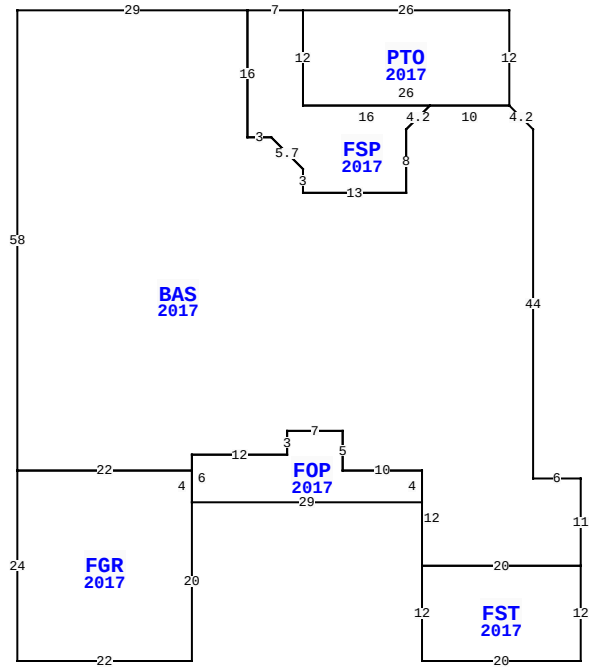
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	3,325	100	2017	3,325	686,140
FGR	528	55	2017	290	59,844
FOP	175	30	2017	52	10,730
FSP	268	40	2017	107	22,080
FST	240	55	2017	132	27,240
PTO	312	5	2017	16	3,302
TOTALS	4,848			3,922	809,335

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,922	134.6454	212.74	834,366	2017	2017	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2018 Heated Area: 3325 HX Base Yr 2018



12 WAX MYRTLE 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		809,335
TOTAL MARKET OB/XF VALUE		16,274
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		1,275,609
SOH/AGL Deduction		524,192
ASSESSED VALUE		751,417
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		700,695
TOTAL JUST VALUE		1,275,609
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,238,766

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1704711	CO ISSUED	0	05/30/2017
B1633522	NEW CONSTR	414,380	12/16/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2450/0610	3/29/2021	WD	U	I	11	100
GRANTOR: MORCOM SCOTT W & MIST						
GRANTEE: MORCOM SCOTT W & MI						
2065/0801	8/05/2016	WD	U	V	11	100
GRANTOR: VIJUK DRENDA L						
GRANTEE: MORCOM SCOTT W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] U3 L3 PTO=[YR=2017] N12 W26 FSP=[YR=2017] W7 S16 E3 D4 R4 S3 E13 N8 U3 R3 W16 N12$ S12 E26 $ W10 D3 L3 S8 W13 N3 U4 L4 W3 N16 W29 S58 FGR=[YR=2017] S24 E22 N20 FOP=[YR=2017] E29 N4 W10 N5 W7 S3 W12 S6$ N4 W22$ E22 N2 E12 N3 E7 S5 E10 S12 FST=[YR=2017] S12 E20 N12 W20$ E20 N11 W6 N44$.

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	2017	2017	3	97	1,940	
2	0855	CONC PAVER	0	100	0	0	1,860.00	SF	7.00	7.00	100	2017	2017	3	96	12,499	
3	0855	CONC PAVER	0	100	0	0	273.00	SF	7.00	7.00	100	2017	2017	3	96	1,835	

LAND DESCRIPTION

TOTAL OB/XF 16,274

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	500,000.00	450,000.00	450,000							

REVIEW DATE 04/23/2024 BY KBA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS