LOT 9
BEACHWOOD VILLAGE UNIT 1
PB 4/25-27

ABRONS HYONJA LEE REV TRUST/ABRONS HYONJA LEE TRUS
16 WAX MYRTLE RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-0201-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

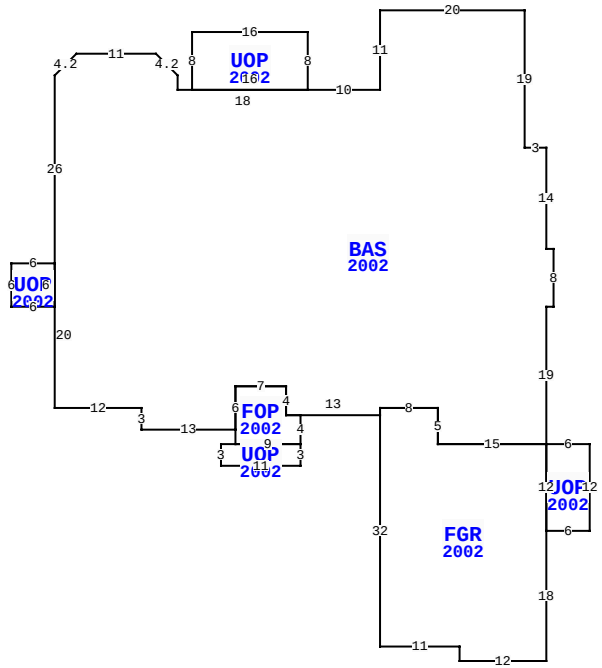
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	3,378	100	2002	3,378	721,560
FGR	708	55	2002	389	83,092
FOP	64	30	2002	19	4,059
UOP	33	20	2002	7	1,496
UOP	36	20	2002	7	1,496
UOP	72	20	2002	14	2,990
UOP	128	20	2002	26	5,554
TOTALS	4,419			3,840	820,246

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,840	143.8200	227.24	872,602	2002	2012	0	0	0	6.00	94.00

1 SFR CUST – 100% - 2023 Heated Area: 3378 HX Base Yr 2023



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

16 WAX MYRTLE RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		820,246
TOTAL MARKET OB/XF VALUE		7,073
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		1,277,319
SOH/AGL Deduction		577,873
ASSESSED VALUE		699,446
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		643,724
TOTAL JUST VALUE		1,277,319
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,240,068

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21820	REMODEL	10,000	08/01/2008
E017871	NEW CONSTR	0	03/01/2001
P0145361	NEW CONSTR	0	02/01/2001
B0007501	NEW CONSTR	197,000	10/01/2000
B0047364	NEW CONSTR	197,000	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2605/1977	12/05/2022	WD	Q	I	02	1,650,000
GRANTOR: ROBEL-BECKER RENATA						
GRANTEE: ABRON HYONJA LEE RE						
2197/0936	5/21/2018	WD	U	I	11	100
GRANTOR: BECKER BRIAN N & RENA						
GRANTEE: BECKER BRIAN N & RE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W3 N19 W20 S11 W10 UOP=[YR=2002] N8 W16 S8 E16 $ W18 N2 U3 L3 W11 L3 D3 S26 UOP=[YR=2002] W6 S6 E6 N6 $ S20 E12 S3 E13 FOP=[YR=2002] S2 UOP=[YR=2002] W2 S3 E11 N3 W9 $ E9 N4 W2 N4 W7 S6 $ N6 E7 S4 E13 FGR=[YR=2002] S32 E11 S2 E12 N18 UOP=[YR=2002] E6 N12 W6 S12 $ N12 W15 N5 W8 S1 $ N1 E8 S5 E15 N19 E1 N8 W1 N14 $.

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	2002	2002	3	85	1,700	
2	0812	CONCRETE C	0	100	0	0	1,679.00	SF	4.00	4.00	100	2002	2002	3	80	5,373	

LAND DESCRIPTION

TOTAL OB/XF 7,073

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS