

LOT 10
IN OR 1907/756
BEACHWOOD VILLAGE UNIT 1

NERNEY KATHLEEN J TRUST/NERNEY WILLIAM J TRUSTEE
PO BOX 15368
FERNANDINA BEACH, FL 32035

2025

01-6N-29-0201-0010-0000



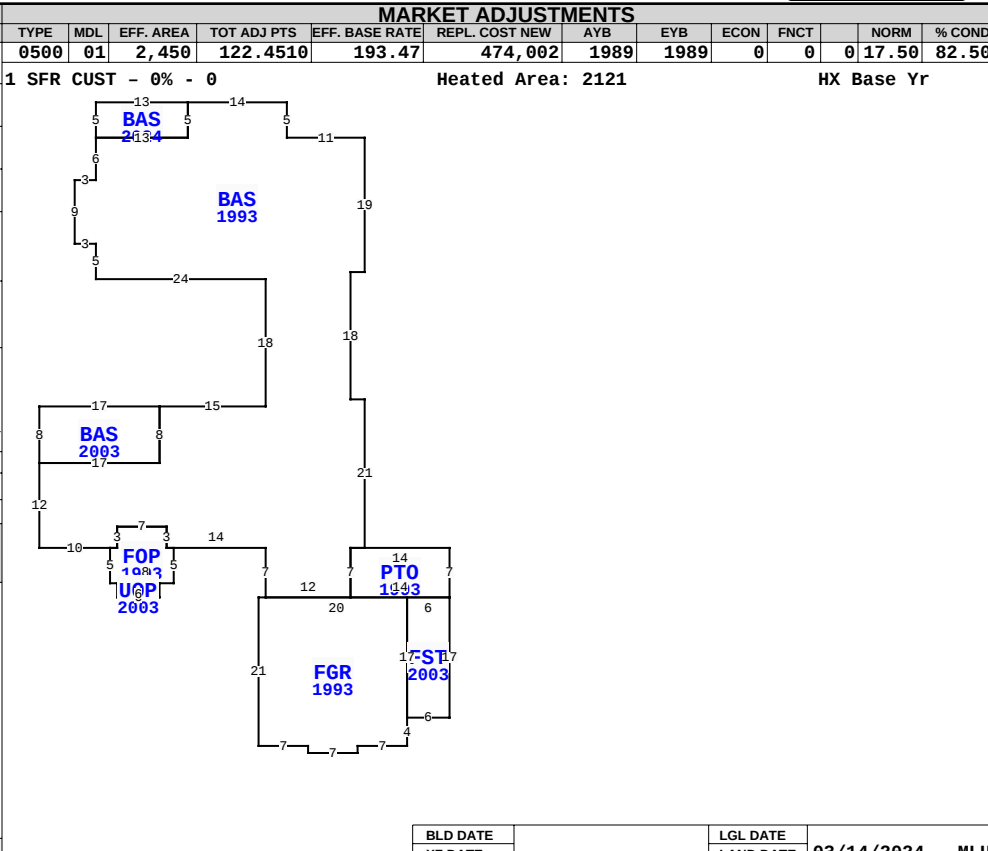
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
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	1,920	100	1993	1,920	306,456
BAS	136	100	2003	136	21,707
BAS	65	100	2024	65	10,375
FGR	448	55	1993	246	39,265
FOP	66	30	1993	20	3,192
FST	102	55	2003	56	8,938
PTO	98	5	1993	5	798
UOP	12	20	2003	2	319
TOTALS	2,847			2,450	391,052

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	0	0	0	1,055.00	SF	4.00
3	1126	CB/STC 8"	0	0	0	0	367.00	SF	8.00
4	0446	BOX FNC 6'	0	0	0	0	160.00	LF	20.00
5	0810	CONCRETE A	0	0	0	0	238.00	SF	6.50
6	0858	SCULP CONC	0	0	0	0	527.00	SF	13.00
7	0855	CONC PAVER	0	0	0	0	391.00	SF	7.00
8	1076	TRELLIS A	0	0	12	3	36.00	SF	7.50
9	1076	TRELLIS A	0	0	24	12	288.00	SF	7.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		RSF-1	0.00	0.00	1.00



TOTAL OB/XF									
18,539									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		RSF-1	0.00	0.00	1.00

TOTAL OB/XF									
18,539									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		RSF-1	0.00	0.00	1.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE	391,052		
TOTAL MARKET OB/XF VALUE	18,539		
TOTAL LAND VALUE - MARKET	450,000		
TOTAL MARKET VALUE	859,591		
SOH/AGL Deduction	118,177		
ASSESSED VALUE	741,414		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	741,414		
TOTAL JUST VALUE	859,591		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	842,455		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007822	BAS 65SF	10,879	06/16/2023
B1530762	KIT REMO	30,000	07/01/2015
E1427596	BATHREM	0	05/01/2014
B0310749	ADDITION	30,000	01/01/2003
3210	NEW CONSTR	0	09/28/1988
5344	NEW CONSTR	3,625	09/08/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1907/0756	3/14/2014	WD	Q	I	01
GRANTOR: COMRIE REGINA COELI T					
GRANTEE: NERNEY WILLIAM J &					
0918/0986	2/07/2000	WD	Q	I	01
GRANTOR: COMRIE REGINA COELI T					
GRANTEE: COMRIE REGINA C & B					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1993;ORIG=0,0] W11 N5 W14 S5 W13 S6 W3 S9 E3 S5 E24 S18 W15 S8 W17 S12 E10 E1 N3 E7 S3 E14 S7 E12 N7 E2 N21 W2 N18 E2 N19 \$					
FGR=[YR=1993;ORIG=-14,65] W1 S21 E7 S1 E7 N1 E7 N4 N17 W20 \$					
BAS=[YR=2003;ORIG=-29,38] W17 S8 E17 N8 \$					
FST=[YR=2003;ORIG=6,82] E6 N17 W6 S17 \$					
PTO=[YR=1993;ORIG=12,65] N7 W14 S7 E14 \$					
FOP=[YR=1993;ORIG=-36,58] S5 E1 E8 N5 W1 N3 W7 S3 W1 \$					
UOP=[YR=2003;ORIG=-35,63] S2 E6 N2 W6 \$					
BAS=[YR=2024;ORIG=-25,-5] W13 S5 E13 N5 \$					