

LOT 11
IN OR 1536/1731
BEACHWOOD VILLAGE UNIT 1

FREEMAN NEAL & JANE
20 WAX MYRTLE RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-0201-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	10	ABOVE AVG 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	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	2005	2,244	429,572
BAS	520	100	2011	520	99,544
FGR	528	55	2005	290	55,515
FOP	156	30	2005	47	8,997
FOP	173	30	2005	52	9,954
FOP	114	30	2011	34	6,509
FUS	872	100	2005	872	166,928
STR	20	10	2011	2	383
UOP	49	20	2005	10	1,915
UOP	320	20	2005	64	12,252
TOTALS	4,996			4,135	791,569

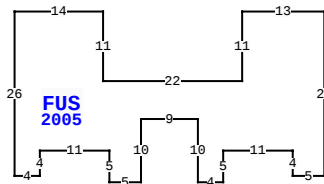
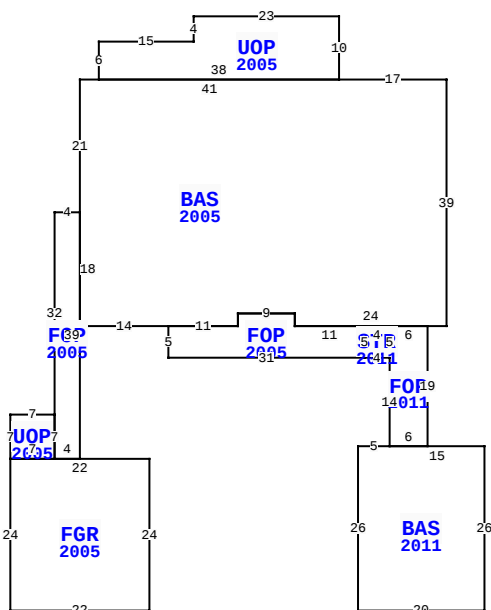
EXTRA FEATURES

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	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	2005	2005	3	88	3,080
2	0855	CONC PAVER	0	100	0	0		1,217.00	SF 10.00	10.00	100	2005	2005	3	84	10,223
3	0855	CONC PAVER	0	100	0	0		204.00	SF 10.00	10.00	100	2005	2005	3	84	1,714
4	1126	CB/STC 8"	0	100	0	0		1,154.00	SF 4.00	4.00	100	2005	2005	3	84	3,877
5	0855	CONC PAVER	0	100	0	0		1,271.00	SF 10.00	10.00	100	2005	2005	3	84	10,676

LAND DESCRIPTION			TOTAL OB/XF 29,570													
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
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

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	4,135	133.5840	211.06	872,733	2005	2005	0	0	9.30	90.70
1 SFR CUST - 100% - 2022						Heated Area: 3636			HX Base Yr 2022		



NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE			791,569
TOTAL MARKET OB/XF VALUE			29,570
TOTAL LAND VALUE - MARKET			450,000
TOTAL MARKET VALUE			1,271,139
SOH/AGL Deduction			804,210
ASSESSED VALUE			466,929
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			416,207
TOTAL JUST VALUE			1,271,139
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,235,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M16102	H/AC	0	04/01/2011
B24413	ADDITION	52,988	03/01/2011
M09292	MECH OTHER	0	02/01/2005
E0414022	ELEC OTHER	5,000	12/01/2004
P0408793	OTHER	0	12/01/2004
B0414232	NEW CONSTR	314,846	12/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1536/1731	11/21/2007	WD	U	I	20
					949,000

GRANTOR: LASSITER DORIS P
GRANTEE: FREEMAN NEAL & JANE
1322/1247 6/06/2005 WD Q I 785,000
GRANTOR: BOSCO ENTERPRISES LLP
GRANTEE: LASSITER DORIS P

BUILDING NOTES

BUILDING DIMENSIONS	
BAS=[YR=2005] W17 UOP=[YR=2005] N10 W23 S4 W15 S6 E38\$ W41 S21 FOP=[YR=2005] W4 S32 UOP=[YR=2005] W7 S7 FGR=[YR=2005] S24 E22 N24 W22\$ E7 N7\$ S7 E4 N39\$ S18 E14 FOP=[YR=2005] S5 E31 STR=[YR=2011] E4 FOP=[YR=2011] S14 BAS=[YR=2011] W5 S26 E20 N26 W15\$ E6 N19 W6 S5\$ N5 W4S5\$ N5 W11 N2 W9 S2 W11\$ E11 N2 E9 S2 E24N39 \$ PTR=E25 FUS=[YR=2005] E14 S11 E22 N11 E13 S26 W5 N4 W11 S5 W4 N10 W9 S10 W5 N5 W11 S4 W4 N26 \$ W25\$.	