LOT 12
BEACHWOOD VILLAGE UNIT 1
PB 4/25-27

KLINEDINST BETTY BROEMAN TRUST/HELTON CHRISTOPHER
429 MILL ST
MILFORD, OH 45150

2025

01-6N-29-0201-0012-0000

BUILDING CHARACTERISTICS

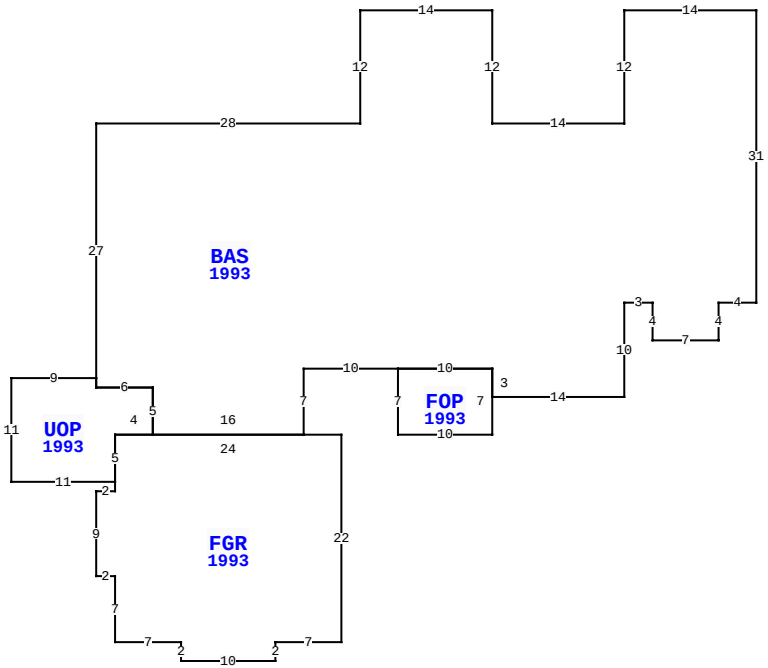
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,252	100	1993	2,252	297,271
FGR	566	55	1993	311	41,053
FOP	70	30	1993	21	2,772
UOP	139	20	1993	28	3,696
TOTALS	3,027			2,612	344,792

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,612	100.6560	159.04	415,412	1985	1990	0	0	0	17.00	83.00

1 SFR CUST – 0% - 2023 Heated Area: 2252 HX Base Yr



22 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	344,792
TOTAL MARKET OB/XF VALUE	19,853
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	814,645
SOH/AGL Deduction	0
ASSESSED VALUE	814,645
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	814,645
TOTAL JUST VALUE	814,645
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	799,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7017	REMODEL	3,500	02/25/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2536/1609	1/31/2022	WD	Q	I	02	780,000
GRANTOR: ROGERS MOLLY M						
GRANTEE: KLINEDINST BETTY BR						
2422/0110	12/31/2020	WD	Q	I	01	600,000
GRANTOR: HOGAN ROBERT A & TRAC						
GRANTEE: ROGERS MOLLY M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 S12 W14 N12 W14 S12 W28 S27 UOP=[YR=1993] W9 S11 E11 FGR=[YR=1993] S1 W2 S9 E2 S7 E7 S2 E10 N2 E7 N22 W24 S5$ N5 E4 N5 W6 N1$ S1 E6 S5 E16 N7 E10 FOP=[YR=1993] S7 E10 N7 W10$ E10 S3 E14 N10 E3 S4 E7 N4 E4 N31$.

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1985	1985	3	56	1,120	
2	0812	CONCRETE C	0	0	0	0	1,527.00	SF	4.00	4.00	100	1985	1985	3	44	2,688	
3	0858	SCULP CONC	0	0	0	0	1,452.00	SF	13.00	13.00	100	1990	1990	3	85	16,045	

LAND DESCRIPTION

TOTAL OB/XF 19,853

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	0		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 01/16/2024 BY KBA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS