LOT 13
BEACHWOOD VILLAGE UNIT 1
PB 4/25-27

GLADFELTER JASON REV LVG TRUST/GLADFELTER NANCY RE
24 WAX MYRTLE ROAD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-0201-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

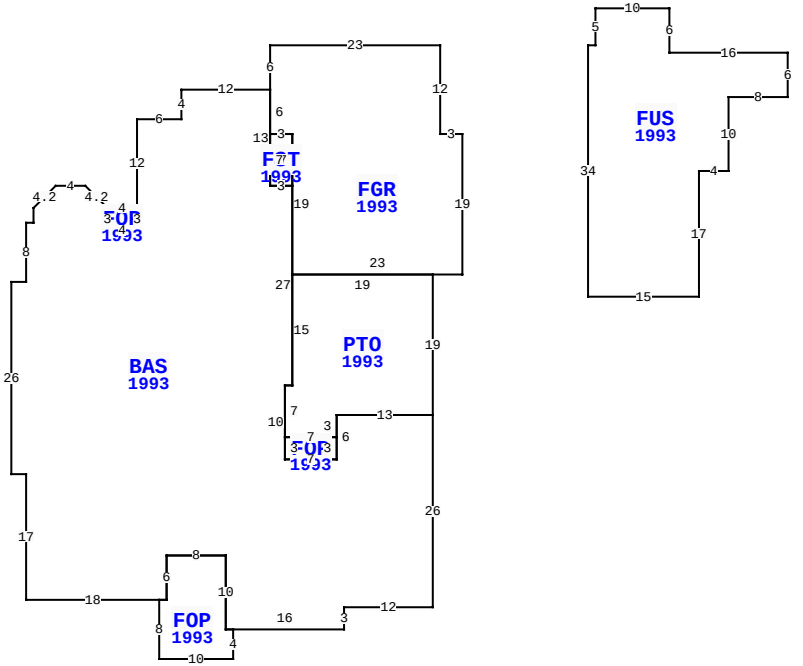
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	2,697	100	1993	2,697	469,981
FGR	713	55	1993	392	68,310
FOP	12	30	1993	4	697
FOP	21	30	1993	6	1,045
FOP	124	30	1993	37	6,447
FST	21	55	1993	12	2,091
FUS	668	100	1993	668	116,407
PTO	386	5	1993	19	3,311
TOTALS	4,642			3,835	668,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,835	119.2320	188.39	722,476	1990	2009	0	0	0	7.50	92.50

1 SFR CUST – 100% - 2019 Heated Area: 3365 HX Base Yr 2019



24 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		668,290
TOTAL MARKET OB/XF VALUE		30,966
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,199,256
SOH/AGL Deduction		518,855
ASSESSED VALUE		680,401
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		629,679
TOTAL JUST VALUE		1,199,256
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,169,593

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230009922		22,475	08/02/2023
22002468	ADDITION	16,000	02/14/2022
B1811391	REMODEL	20,000	11/14/2018
0322	SWIM POOL	13,500	06/01/2993
6117	NEW CONSTR	195,000	11/14/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2599/1877	10/12/2022	WD	U	I	11	100
GRANTOR: GLADFELTER JASON & NA						
GRANTEE: GLADFELTER JASON CL						
2214/1081	7/27/2018	WD	Q	I	01	779,300
GRANTOR: SUMNER TIMOTHY P & CL						
GRANTEE: GLADFELTER JASON &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W23 S6 BAS=[YR=1993] W12 S4 W6 S12
FOP=[YR=1993] W4 S3 E4 N3 $ S3 W4 N3 L3 U3 W4 D3 L3 S2 W1
S8 W2 S26 E2 S17 E18 FOP=[YR=1993] S8 E10 N4 W1N10 W8 S6 W1 $
E1 N6 E8 S10 E16 N3 E12 N26 PTO=[YR=1993] N19 W19S15 W1 S7
FOP=[YR=1993] S3 E7 N3 W7 $ E7 N3 E13 $ W13 S6 W7 N10 E1N27
FST=[YR=1993] N7 W3 S7 E3 $ W3 N13 $ S6 E3 S19 E23 N19 W3
N12$ PTR= E20 FUS=[YR=1993] E1 N5 E10 S6 E16 S6 W8 S10 W4 S17
W15 N34 $ W20 $.

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	1990	1990	3	66	1,320	
2	0812	CONCRETE C	0	100	0	0	3,035.00	SF	4.00	4.00	100	1990	1990	3	57	6,920	
3	0444	BOX FNC 4'	0	100	0	0	8.00	LF	6.50	6.50	100	1990	1990	3	20	10	
4	0861	POOL GUNIT	0	100	0	0	474.00	SF	106.25	106.25	100	1993	1993	3	20	10,073	
5	0845	KOOL DECK	0	100	0	0	939.00	SF	7.25	7.25	100	1993	1993	3	64	4,357	
6	0446	BOX FNC 6'	0	100	0	0	161.00	LF	20.00	20.00	100	1993	1993	3	20	644	
7	1242	WD DECK A	0	100	0	0	680.00	SF	10.00	10.00	100	1997	1997	3	20	1,360	
8	0911	SCRN RM A	0	100	0	0	386.00	SF	17.50	17.50	100	2022	2022	3	93	6,282	

LAND DESCRIPTION

TOTAL OB/XF 30,966

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	1.00	500,000.00	500,000.00	500,000							

REVIEW DATE 06/16/2022 BY DJ Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS