LOT 14
BEACHWOOD VILLAGE UNIT 1
PB 4/25-27

CATLIN LEIGH ANN REV TRUST ET AL/CATLIN LEIGH ANN
26 WAX MYRTLE RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-0201-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

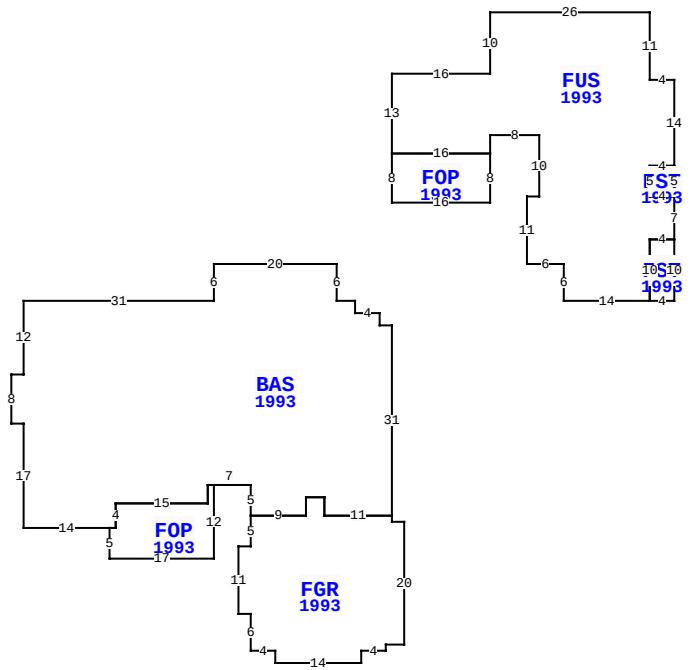
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 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	2,176	100	1993	2,176	531,224
FGR	604	55	1993	332	81,050
FOP	128	30	1993	38	9,277
FOP	152	30	1993	46	11,230
FST	20	55	1993	11	2,685
FST	40	55	1993	22	5,371
FUS	1,296	100	1993	1,296	316,391
TOTALS	4,416			3,921	957,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,921	165.2520	261.10	1,023,773	1988	2011	0	0	0	6.50	93.50

1 SFR CUST – 100% - 2021 Heated Area: 3472 HX Base Yr 2021



26 WAX MYRTLE RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		957,228
TOTAL MARKET OB/XF VALUE		18,719
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,475,947
SOH/AGL Deduction		498,860
ASSESSED VALUE		977,087
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		926,365
TOTAL JUST VALUE		1,475,947
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,432,878

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R07323	REPAIR/RRF	2,000	03/01/2005
4788	NEW CONSTR	91,800	04/04/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2568/0183	6/02/2022	WD	U	I	11	100
GRANTOR: CATLIN KEVIN B & LEIG						
GRANTEE: CATLIN KEVIN B REV						
2568/0180	6/02/2022	WD	U	I	11	100
GRANTOR: CATLIN KEVIN B & LEIG						
GRANTEE: CATLIN LEIGH ANN R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 N2 W4 N2 W3 N6 W20 S6 W31 S12 W2 S8 E2 S17 E14 FOP=[YR=1993] S5 E17 N12 W1 S3 W15 S4 W1$ E1 N4 E15 N3 E7 S5 FGR=[YR=1993] S5 W2 S11 E2 S6 E4 S2 E14 N2 E4 N1 E3 N20 W2 N1 W11 N3 W3 S3 W9$ E9 N3 E3 S3 E11 N31$ PTR=N20 FOP=[YR=1993] N8 FUS=[YR=1993] N13 E16 N10 E26 S11 E4 S14 FST=[YR=1993] S5 W4 N5 E4$ W4 S5 E4 S7 FST=[YR=1993] S10 W4 N10 E4$ W4 S10 W14 N6 W6 N11 E2 N10 W8 S3 W16$ E16 S8 W16$ S20$.

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	1988	1988	3	62	1,240	
2	0812	CONCRETE C	0	100	0	0	2,775.00	SF	4.00	4.00	100	1988	1988	3	52	5,772	
3	0811	CONCRETE B	0	100	0	0	849.00	SF	5.20	5.20	100	1988	1988	3	52	2,296	
4	0446	BOX FNC 6'	0	100	0	0	35.00	LF	20.00	20.00	100	1988	1988	3	20	140	
5	0858	SCULP CONC	0	100	0	0	849.00	SF	13.00	13.00	100	1989	1989	3	84	9,271	

LAND DESCRIPTION

TOTAL OB/XF 18,719

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 03/13/2023 BY DJ Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS