LOT 15
IN OR 2152/219
BEACHWOOD VILLAGE UNIT 1

OLIPHANT ANDREW E & MICHELLE R
1016 ANTIOCH WOODS DR
WEDDINGTON, NC 28104

2025

01-6N-29-0201-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

28 WAX MYRTLE, 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	500,000
TOTAL MARKET VALUE	500,000
SOH/AGL Deduction	207,691
ASSESSED VALUE	292,309
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	292,309
TOTAL JUST VALUE	500,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	500,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250004318	NSFR (H)2659	539,788	04/23/2025
B250001815	INSTALL SCREEN PO	24,482	02/21/2025
SP240011016	INSTALL NEW SWIMM	100,000	09/26/2024
B240002994	(H)2659	539,788	03/14/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2152/0219	10/12/2017	WD	Q	V	01	248,000
GRANTOR: TANNER THOMAS H JR &						
GRANTEE: OLIPHANT ANDREW E &						
1922/0058	6/09/2014	WD	Q	V	01	235,000
GRANTOR: SMITH TAVIT K & LYNN						
GRANTEE: TANNER THOMAS H JR						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1.00	500,000.00	500,000.00	500,000							

REVIEW DATE 03/14/2024 BY MLU Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS