

LOT 17  
IN OR 377 PG 190  
BEACHWOOD VILLAGE UNIT 1

KOPPEL CHRISTIAN L & M CECILIA  
23 WAX MYRTLE ROAD  
FERNANDINA BEACH, FL 32034

2025

01-6N-29-0201-0017-0000



| 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 70      |
| Interior Floo            | 11 | CLAY TILE 30   |
| 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          |

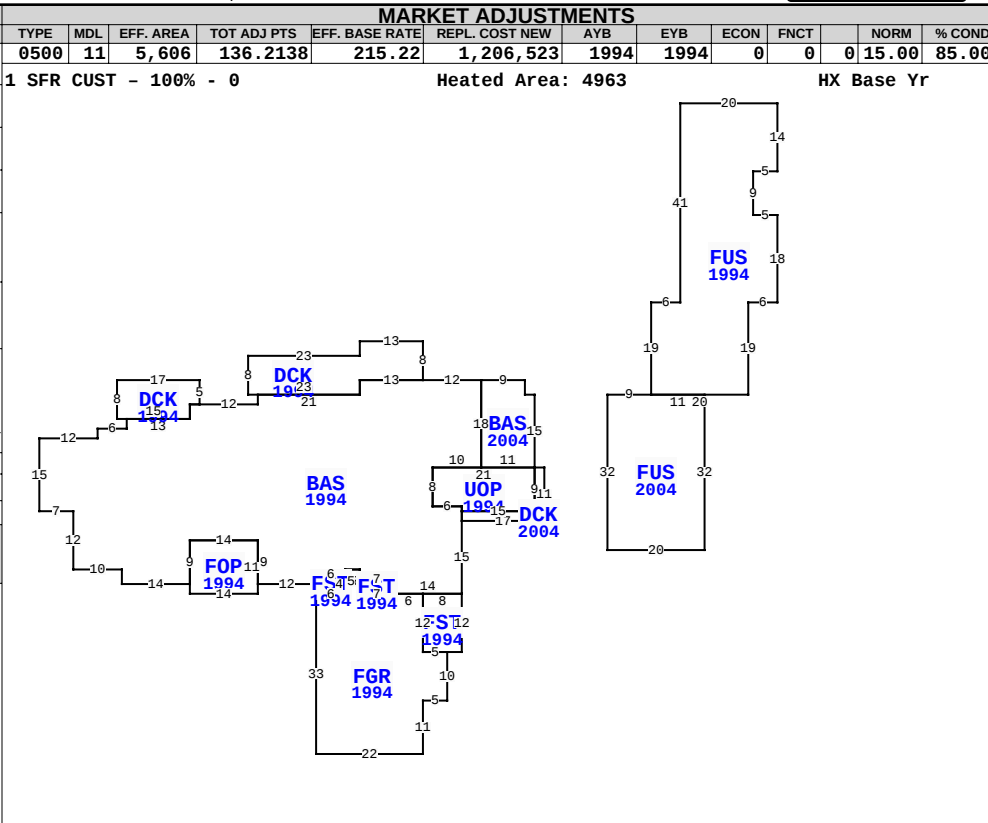
|                  |          |                  |
|------------------|----------|------------------|
| Quality          | 03       | Quality Level 03 |
| DOR CODE         | 0100     | SINGLE FAMILY    |
| MAP NUM          |          | MKT AREA         |
|                  |          | 10               |
| NEIGHBORHOOD/LOC | 10001.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,976            | 100         | 1994 | 2,976        | 544,421              |
| BAS       | 192              | 100         | 2004 | 192          | 35,124               |
| DCK       | 130              | 10          | 1994 | 13           | 2,378                |
| DCK       | 288              | 10          | 1994 | 29           | 5,305                |
| DCK       | 52               | 10          | 2004 | 5            | 915                  |
| FGR       | 791              | 55          | 1994 | 435          | 79,578               |
| FOP       | 154              | 30          | 1994 | 46           | 8,415                |
| FST       | 21               | 55          | 1994 | 12           | 2,196                |
| FST       | 24               | 55          | 1994 | 13           | 2,378                |
| FST       | 96               | 55          | 1994 | 53           | 9,696                |
| TOTALS    | 6,702            |             |      | 5,606        | 1,025,545            |

| EXTRA FEATURES |            |             |
|----------------|------------|-------------|
| L N            | OB/XF CODE | DESCRIPTION |

| 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   | 0504       | FP-ELECTRI  | 0       | 100 | 0 | 0     |    | 1.00     | UT 2,000.00    | 2,000.00  | 100     | 1994        | 1994 | 3      | 74              | 1,480 |
| 2   | 0812       | CONCRETE C  | 0       | 100 | 0 | 0     |    | 1,820.00 | SF 4.00        | 4.00      | 100     | 1994        | 1994 | 3      | 66              | 4,805 |
| 3   | 1126       | CB/STC 8"   | 0       | 100 | 0 | 0     |    | 298.00   | SF 8.00        | 8.00      | 100     | 1994        | 1994 | 3      | 66              | 1,573 |
| 4   | 0858       | SCULP CONC  | 0       | 100 | 0 | 0     |    | 192.00   | SF 13.00       | 13.00     | 100     | 1994        | 1994 | 3      | 89              | 2,221 |
| 5   | 0810       | CONCRETE A  | 0       | 100 | 0 | 0     |    | 170.00   | SF 6.50        | 6.50      | 100     | 1994        | 1994 | 3      | 66              | 729   |
| 6   | 1126       | CB/STC 8"   | 0       | 100 | 0 | 0     |    | 165.00   | SF 8.00        | 8.00      | 100     | 1994        | 1994 | 3      | 66              | 871   |
| 7   | 0444       | BOX FNC 4'  | 0       | 100 | 0 | 0     |    | 118.00   | LF 6.50        | 6.50      | 100     | 1994        | 1994 | 3      | 20              | 153   |
| 8   | 1126       | CB/STC 8"   | 0       | 100 | 0 | 0     |    | 216.00   | SF 8.00        | 8.00      | 100     | 1994        | 1994 | 3      | 66              | 1,140 |
| 9   | 0810       | CONCRETE A  | 0       | 100 | 0 | 0     |    | 126.00   | SF 6.50        | 6.50      | 100     | 1994        | 1994 | 3      | 66              | 541   |

| LAND DESCRIPTION |          |     |
|------------------|----------|-----|
| L N              | USE CODE | CLS |
| 1                | 000100   | C   |



\*\* This building has 13 Sub-Areas

23 WAX MYRTLE RD, FERNANDINA BEACH

|          |
|----------|
| BLD DATE |
| XF DATE  |
| INC DATE |

|           |
|-----------|
| LGL DATE  |
| LAND DATE |
| AG DATE   |

03/14/2024 MLU

| NASSAU COUNTY PROPERTY    |           |             |
|---------------------------|-----------|-------------|
| VALUATION SUMMARY         |           | PAGE 1 of 1 |
| VALUATION BY              | STANDARD  |             |
| Tax Group: 5              | Tax Dist: |             |
| BUILDING MARKET VALUE     | 1,025,545 |             |
| TOTAL MARKET OB/XF VALUE  | 13,513    |             |
| TOTAL LAND VALUE - MARKET | 500,000   |             |
| TOTAL MARKET VALUE        | 1,539,058 |             |
| SOH/AGL Deduction         | 817,459   |             |
| ASSESSED VALUE            | 721,599   |             |
| TOTAL EXEMPTION VALUE     | HX HB     | 50,722      |
| BASE TAXABLE VALUE        | 670,877   |             |
| TOTAL JUST VALUE          | 1,539,058 |             |
| NCON VALUE                | 0         |             |
| INCOME VALUE              |           |             |
| PREVIOUS YEAR MKT VALUE   | 1,493,203 |             |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| R045878    | REPAIR/RRF  | 1,500   | 02/10/2004 |
| B9501894   | REPAIR/RRF  | 1,000   | 05/01/1995 |
| B9300402   | NEW CONSTR  | 259,000 | 07/01/1993 |

| SALES DATA                  |           |           |     |     |            |
|-----------------------------|-----------|-----------|-----|-----|------------|
| OFF RECORD Number           | DATE      | TYPE INST | Q U | V I | RSN CD     |
| 0661/0316                   | 6/10/1992 | WD        | Q   | V   |            |
| GRANTOR: DWYER FREDERICK G  |           |           |     |     | SALE PRICE |
| GRANTEE: KOPPEL CHRISTIAN & |           |           |     |     |            |
| 0377/0190                   | 1/01/1983 | WD        | Q   | V   |            |
| GRANTOR:                    |           |           |     |     | 21,500     |
| GRANTEE:                    |           |           |     |     |            |

| BUILDING NOTES |  |  |
|----------------|--|--|
|                |  |  |

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| BAS=[YR=2004] W2 N3 W9 BAS=[YR=1994] W12 DCK=[YR=1994] N8 W13 S3 W23 S8 E23 N3 E13 \$ W13 S3 W21 S2 W12 DCK=[YR=1994] N5 W17 S8 E15 N3 E2 \$ W2 S3 W13 S2 W6 S2 W12 S15 E7 S12 E10 S3 E14 FOP=[YR=1994] S2 E14 N11 W14 S9 \$ N9 E14 S9 E12 FST=[YR=1994] S2 FGR=[YR=1994] S33 E22 N11 E5 N10 FST=[YR=1994] E3 N12 W8 S12 E5 \$ W5 N12 W6 FST=[YR=1994] N3 W7 S3 E7 \$ W7 N5 W3 S5 W6 \$ E6 N4 W6 S2 \$ N2 E6 N1 E3 S2 E7 S3 E14 N15 DCK=[YR=2004] E17 N11 W2 S9 W15 S2 \$ N2 UOP=[YR=1994] E15 N9 W21 S8 E6 S1 \$ N1 W6 N8 E10 N18 \$ S18 E11 N15 \$ PTR= E15 FUS=[YR=2004] E9 FUS=[YR=1994] N19 E6 N41 E20 S14 W5 S9 E5 S18 W6 S19 W20 \$ E11 S32 W20 N32 \$ W15 \$ . |  |  |

| LAND DESCRIPTION |          |     |
|------------------|----------|-----|
| L N              | USE CODE | CLS |
| 1                | 000100   | C   |