LOT 26
BEACHWOOD VILLAGE UNIT 1
PB 4/25-27

LAPIN JOSEPH/TRIBUZIO BIANCA
5 WAX MYRTLE ROAD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-0201-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

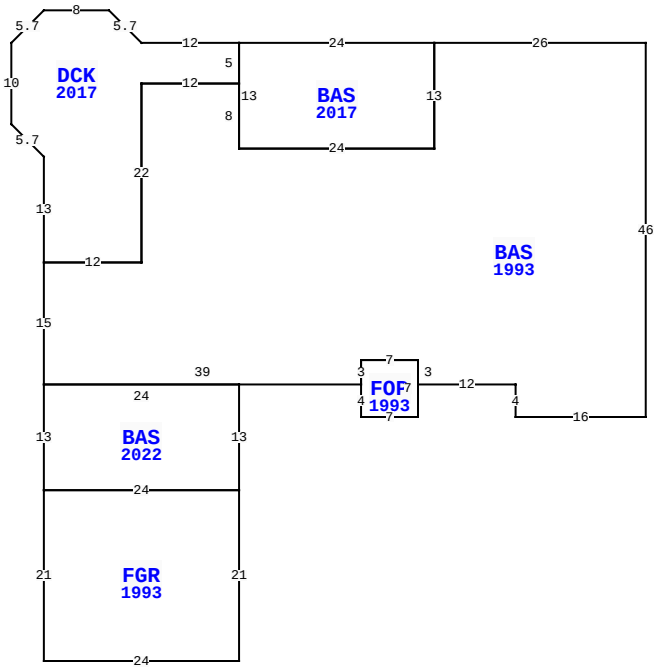
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
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	2,455	100	1993	2,455	510,809
BAS	312	100	2017	312	64,918
BAS	312	100	2022	312	64,918
DCK	480	10	2017	48	9,987
FGR	504	55	1993	277	57,635
FOP	49	30	1993	15	3,121
TOTALS	4,112			3,419	711,388

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,419	141.5990	223.73	764,933	1985	2010	0	0	0	7.00	93.00

2 SFR CUST - 100% - 2025 Heated Area: 3079 HX Base Yr 2025



5 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		711,388
TOTAL MARKET OB/XF VALUE		4,336
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,215,724
SOH/AGL Deduction		0
ASSESSED VALUE		1,215,724
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,165,002
TOTAL JUST VALUE		1,215,724
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,183,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1704636	ADDITION	0	05/24/2017
702747	FSPREP	41,896	05/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2582/1017	8/03/2022	WD	Q	I	01	1,553,000
GRANTOR: MCCARTHY PATRICK B &						
GRANTEE: LAPIN JOSEPH & BIAN						
0447/0191	3/01/1985	WD	U	V		37,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 BAS=[YR=2017] W24 DCK=[YR=2017] W12 U4 L4 W8 L4 D4 S10 D4 R4 S13 E12 N22 E12 N5$ S13 E24 N13 $ S13 W24 N8 W12 S22 W12 S15 BAS=[YR=2022] S13 FGR=[YR=1993] S21 E24 N21 W24$E24 N13 W24$ E39 FOP=[YR=1993] S4 E7 N7 W7 S3 $ N3 E7 S3 E12 S4 E16 N46 $.

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	0812	CONCRETE C	0	100	0	0	1,254.00	SF	4.00	4.00	100	1985	1985	3	44	2,207	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980	
3	1242	WD DECK A	0	100	4	4	16.00	SF	10.00	10.00	100	2022	2022	3	93	149	

LAND DESCRIPTION

TOTAL OB/XF 4,336

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