LOT 28
IN OR 784/1318
BEACHWOOD VILLAGE UNIT 1

CRISP ALLISON R
1 WAX MYRTLE
FERNANDINA BEACH, FL 32034

2025

01-6N-29-0201-0028-0000

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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
Occupancy	00	NONE 100
Quality	04	Quality Level 04

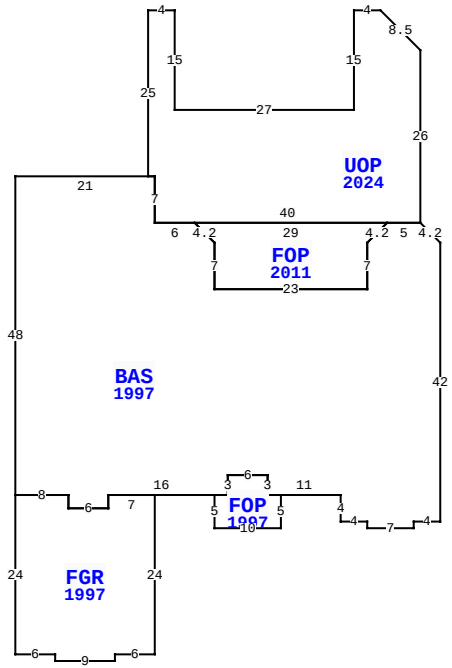
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 10
NEIGHBORHOOD/LOC 10001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,589	100	1997	2,589	413,105
FGR	501	55	1997	276	44,039
FOP	68	30	1997	20	3,191
FOP	239	30	2011	72	11,488
UOP	882	20	2024	176	28,083
TOTALS	4,279			3,133	499,907

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,133	114.7608	181.32	568,076	1997	2000	0	0	0	12.00	88.00

1 SFR CUST – 100% - 1998 Heated Area: 2589 HX Base Yr 1998



1 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		499,907
TOTAL MARKET OB/XF VALUE		68,076
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,067,983
SOH/AGL Deduction		532,403
ASSESSED VALUE		535,580
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		479,858
TOTAL JUST VALUE		1,067,983
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,046,975

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230009126	0911 1312SF	11,760	07/18/2023
230006784	861-374SF 855-885	93,375	05/24/2023
B9603318	NEW CONSTR	101,179	09/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0784/1318	2/12/1997	WD	Q	I		325,000
GRANTOR: ISLAND BUILDERS OF AM						
GRANTEE: CRISP DANIEL T III						
0768/0052	8/09/1996	WD	Q	V		52,000
GRANTOR: NEUHOFF ROBERT						
GRANTEE: ISLAND BUILDERS OF						

BUILDING NOTES

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	1997	1997	3	79	1,580	
2	0812	CONCRETE C	0	100	0	0	2,727.00	SF	4.00	4.00	100	1997	1997	3	72	7,854	
3	0810	CONCRETE A	0	100	31	4	124.00	SF	6.50	6.50	100	1997	1997	3	72	580	
4	0861	POOL GUNIT	0	100	0	0	374.00	SF	85.00	85.00	100	2024	2023		98	31,154	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940	
6	0912	SCRN RM G	0	100	0	0	1,287.00	SF	20.00	20.00	100	2024	2023		97	24,968	

BUILDING DIMENSIONS

BAS=[YR=1997;ORIG=0,0] U3L3 W5 D3L3 S7 W23 N7 U3L3 W6 N7 W21 S48 E8 S2 E6 N2 E16 E2 N3 E6 S3 E11 S4 E4 S1 E7 N1 E4 N42 $
FGR=[YR=1997;ORIG=-64,38] S24 E6 S1 E9 N1 E6 N24 W7 S2 W6 N2 W8 $
FOP=[YR=2011;ORIG=-8,-3] W29 D3R3 S7 E23 N7 U3R3 $
FOP=[YR=1997;ORIG=-34,38] S5 E10 N5 W2 N3 W6 S3 W2 $
UOP=[YR=2024;ORIG=-44,-10] E1 S7 E40 N26 U6L6 W4 S15 W27 N15 W4 S25 $
.

LAND DESCRIPTION

TOTAL OB/XF 68,076

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 02/28/2024 BY TW Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS