

LOT 35
IN OR 2114/1677
BEACHWOOD VILLAGE 1 PB 4/25-27

TANNER SUSAN J & THOMAS H JR LIVING TRUST/TANNER S
2400 W COUNTYLINE ROAD
MEQUON, WI 53092

2025

01-6N-29-0201-0035-0000



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 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD\$ Adjustme	05	DIST 1A 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

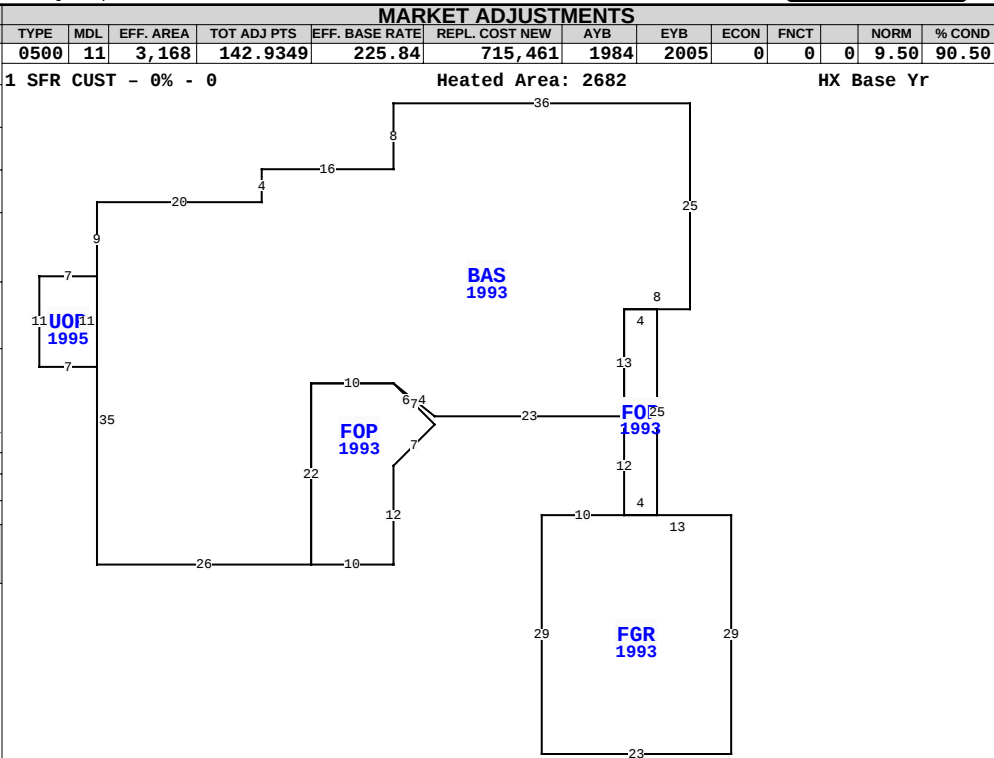
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,682	100	1993	2,682	548,161
FGR	667	55	1993	367	75,009
FOP	100	30	1993	30	6,131
FOP	245	30	1993	74	15,124
UOP	77	20	1995	15	3,066

TOTALS	3,771			3,168	647,492
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	0	0	0	1,982.00	SF	10.00
2	0855	CONC PAVER	0	0	0	0	144.00	SF	10.00
3	0445	BOX FNC 5'	0	0	0	0	58.00	LF	8.10
4	0855	CONC PAVER	0	0	0	0	739.00	SF	10.00
5	0810	CONCRETE A	0	0	8	11	88.00	SF	6.50
6	0504	FP-ELECTRI	0	0	0	0	1.00	UT	6,000.00
7	0861	POOL GUNIT	0	0	0	0	364.00	SF	255.00
8	0855	CONC PAVER	0	0	0	0	802.00	SF	7.00
9	0871	POOL HTR R	0	0	0	0	1.00	UT	6,000.00
10	0462	ST/AL FNC	0	0	0	0	1,220.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		RSF-1	0.00	0.00	1.00



3 RAILROAD VINE, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/14/2024	MLU
------------	-----

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY		STANDARD	
VALUATION BY			
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE		647,492	
TOTAL MARKET OB/XF VALUE		148,026	
TOTAL LAND VALUE - MARKET		500,000	
TOTAL MARKET VALUE		1,295,518	
SOH/AGL Deduction		153,016	
ASSESSED VALUE		1,142,502	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,142,502	
TOTAL JUST VALUE		1,295,518	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,270,597	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801870	WOOD F/PL	11,000	02/22/2018
B1707007	SWIM POOL	90,000	08/04/2017
B950356	REPAIR/RRF	9,300	06/01/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2114/1677	4/18/2017	WD	Q	I	02
GRANTOR: MCNICHOLS DAVID					
GRANTEE: SUSAN J AND THOMAS					
2042/1548	4/28/2016	WD	U	I	37
GRANTOR: HENDERSON MICHAELA LA					
GRANTEE: MCNICHOLS DAVID					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1993] W36 S8 W16 S4 W20 S9 UOP=[YR=1995] W7 S11 E7 N11 \$ S35 E26 FOP=[YR=1993] E10 N12 R5 U5 L5 U5 W10 S22 \$ N22 E10 D4 R5 E23 FOP=[YR=1993] S12 FGR=[YR=1993] W10 S29 E23 N29 W13 \$ E4 N25 W4 S13 \$ N13 E8 N25 \$.									