LOT 39
BEACHWOOD VILLAGE UNIT 1
PB 4/25-27

CARLISLE ROBERT H/HACKETT KAREN L
728 OCEAN CLUB PL
FERNANDINA BEACH, FL 32034

2025

01-6N-29-0201-0039-0000

BUILDING CHARACTERISTICS

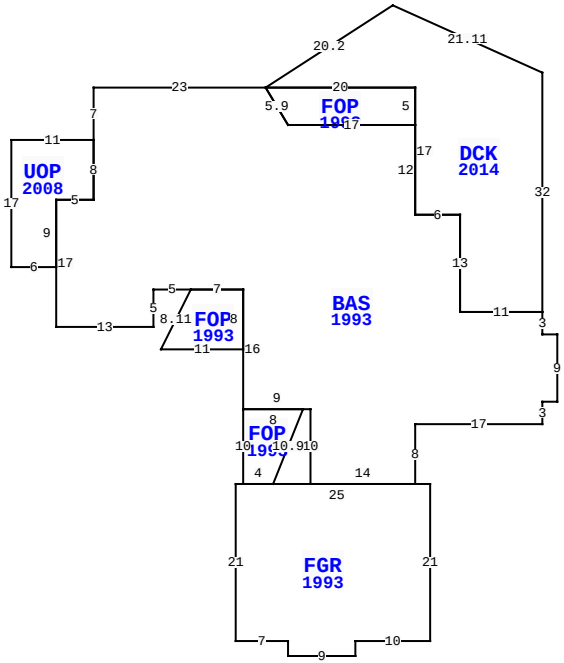
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	2,053	100	1993	2,053	384,665
DCK	656	10	2014	66	12,366
FGR	564	55	1993	310	58,084
FOP	60	30	1993	18	3,372
FOP	72	30	1993	22	4,122
FOP	93	30	1993	28	5,246
UOP	142	20	2008	28	5,246
TOTALS	3,640			2,525	473,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,525	127.5120	201.47	508,712	1982	2010	0	0	0	7.00	93.00

1 SFR CUST – 0% - 2025 Heated Area: 2053 HX Base Yr



BLD DATE	12/19/2008 DJ	LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

11 RAILROAD VINE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	473,102
TOTAL MARKET OB/XF VALUE	17,241
TOTAL LAND VALUE - MARKET	500,000
TOTAL MARKET VALUE	990,343
SOH/AGL Deduction	0
ASSESSED VALUE	990,343
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	990,343
TOTAL JUST VALUE	990,343
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	969,169

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428751	REPAIR/RRF	3,500	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2729/747	7/29/2024	WD	Q	I	02	1,200,000
GRANTOR: M&D REVOCABLE LIVING						
GRANTEE: CARLISLE ROBERT H						
2662/94	8/16/2023	WD	Q	I	01	1,225,000
GRANTOR: KAULFUSS CHARLES T &						
GRANTEE: M&D REVOCABLE LIVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 N3 DCK=[YR=2014] N32 U9 L20 D11 L17 FOP=[YR=1993] D5 R3 E17 N5 W20$ E20 S17 E6 S13 E11 $ W11 N13 W6 N12 W17 U5 L3 W23 S7 UOP=[YR=2008] W11 S17 E6 N9 E5 N8$ S8 W5 S17 E13 N5 E5 FOP=[YR=1993] D8 L4 E11 N8 W7$ E7 S16 FOP=[YR=1993] S10 FGR=[YR=1993] W1 S21 E7 S2 E9 N2 E10 N21 W25$ E4 U10 R4 W8$ E9 S10 E14 N8 E17 N3 E2 N9$.

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	0855	CONC PAVER	0	0	0	0	1,965.00	SF	7.00	7.00	100	2009	2009	3	89	12,242	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1982	1982	3	49	980	
3	0855	CONC PAVER	0	0	19	3	57.00	SF	7.00	7.00	100	2009	2009	3	89	355	
4	0855	CONC PAVER	0	0	10	3	30.00	SF	7.00	7.00	100	2009	2009	3	89	187	
5	0912	SCRN RM G	0	0	0	0	212.00	SF	20.00	20.00	100	2019	2019		82	3,477	

LAND DESCRIPTION

TOTAL OB/XF 17,241

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 11/06/2019 BY DJA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS