

LOT 40
BEACHWOOD VILLAGE UNIT 1
PB 4/25-27

PIERDILUCA MICHAEL & GAIL
13 RAILROAD VINE RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-0201-0040-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
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	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	2,752	100	1993	2,752	393,670
FEP	250	80	2011	200	28,610
FGR	648	55	1993	356	50,925
FOP	34	30	1993	10	1,430
FOP	63	30	1993	19	2,718
TOTALS	3,747			3,337	477,354

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0855	CONC PAVER	0	100	0	0	2,471.00	SF	7.00
3	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00
5	1126	CB/STC 8"	0	100	7	67	469.00	SF	8.00
6	1242	WD DECK A	0	100	0	0	311.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	3,337	111.0900	175.52	585,710	1987	1987		0	0	18.50	81.50
1 SFR CUST - 100% - 2020 Heated Area: 2752 HX Base Yr 2020												
13 RAILROAD VINE, FERNANDINA BEACH												
BLD DATE: 03/14/2024 MLU												

TOTAL OB/XF 19,792												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987
2	0855	CONC PAVER	0	100	0	0	2,471.00	SF	7.00	7.00	100	2012
3	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1987
5	1126	CB/STC 8"	0	100	7	67	469.00	SF	8.00	8.00	100	1987
6	1242	WD DECK A	0	100	0	0	311.00	SF	10.00	10.00	100	1998

TOTAL OB/XF 19,792												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		477,354	
TOTAL MARKET OB/XF VALUE		19,792	
TOTAL LAND VALUE - MARKET		500,000	
TOTAL MARKET VALUE		997,146	
SOH/AGL Deduction		381,486	
ASSESSED VALUE		615,660	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		564,938	
TOTAL JUST VALUE		997,146	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		976,243	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2289/1221	7/12/2019	WD	Q	I	01
GRANTOR: SCHOELL RICHARD A					
GRANTEE: PIERDILUCA MICHAEL					
0951/1359	9/29/2000	WD	U	I	
GRANTOR: ZIMMERMAN THOMAS C					
GRANTEE: SCHOELL RICHARD A &					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W14 N1 W1 N3 FEP=[YR=2011] N15 W17 S14 E5 S1 E12\$ W12 N1 W9 S1 W7 S10 W8 S3 W18 S38 E11 S1 FOP=[YR=1993] S9 FGR=[YR=1993] W16 S3 W1 S8 E1 S13 E12 S2 E8 N2 E6 N24 W10 \$ E7 N9 W7 \$ E7 N8 E11 N1 E7 S1 E5 N4 E2 FOP=[YR=1993] E12 N2 W2 N1 W10 S3 \$ N3 E10 S1E2 S2 S8 E7 N1 E7 N16 W1 N5 E1 N22 \$.									