LOT 41
IN OR 1992/1925
BEACHWOOD VILLAGE 1 PB 4/25-27

WITT JEFFREY R & JOAN K
15 RAILROAD VINE
FERNANDINA BEACH, FL 32034

2025

01-6N-29-0201-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

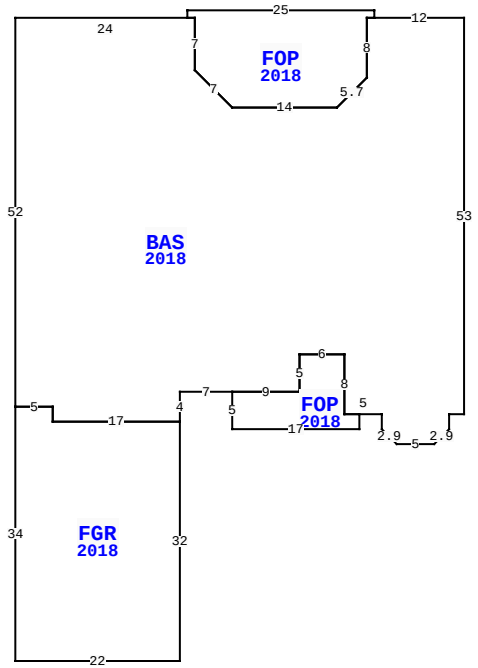
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	2,873	100	2018	2,873	603,989
FGR	714	55	2018	393	82,621
FOP	109	30	2018	33	6,937
FOP	281	30	2018	84	17,659
TOTALS	3,977			3,383	711,206

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,383	136.4691	215.62	729,442	2018	2018	0	0	0	2.50	97.50

2 SFR CUST – 100% - 2019 Heated Area: 2873 HX Base Yr 2019



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

15 RAILROAD VINE, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		711,206
TOTAL MARKET OB/XF VALUE		22,836
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,234,042
SOH/AGL Deduction		682,446
ASSESSED VALUE		551,596
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		500,874
TOTAL JUST VALUE		1,234,042
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,201,738

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1708668	NEW CONSTR	364,228	10/02/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1992/1925	7/21/2015	WD	Q	V	01	225,000
GRANTOR: SMITH TAVIT K & LYNN						
GRANTEE: WITT JEFFREY R & JO						
1785/0013	3/22/2012	WD	U	I	30	100
GRANTOR: SMITH TAVIT K & LYNN						
GRANTEE: SMITH TAVIT K & LYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W12 FOP=[YR=2018] N1 W25 S1 E1 S7 D5 R5 E14 U4 R4 N8 E1$ W1 S8 D4 L4 W14 U5 L5 N7 W24 S52
FGR=[YR=2018] S34 E22 N32 W17 N2 W5$ E5 S2 E17 N4 E7
FOP=[YR=2018] S5 E17 N2 W2 N8 W6 S5W9$ E9 N5 E6 S8 E5 S2 D2 R2 E5 U2 R2 N2 E2 N53$.

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	100	0	0	1,906.00	SF	7.00	7.00	100	2018	2018	3	97	12,942	
2	0855	CONC PAVER	0	100	0	0	198.00	SF	7.00	7.00	100	2018	2018	3	97	1,344	
3	0462	ST/AL FNC	0	100	0	0	840.00	SF	10.00	10.00	100	2018	2018	3	84	7,056	
4	0855	CONC PAVER	0	100	0	0	220.00	SF	7.00	7.00	100	2018	2018	3	97	1,494	

LAND DESCRIPTION

TOTAL OB/XF 22,836

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS