

LOT 42
IN OR 2101/1791
BEACHWOOD VILLAGE 1 PB 4/25-27

HINEL JAMES F & STEPHENY
17 RAILROAD VINE
FERNANDINA BEACH, FL 32034

2025

01-6N-29-0201-0042-0000



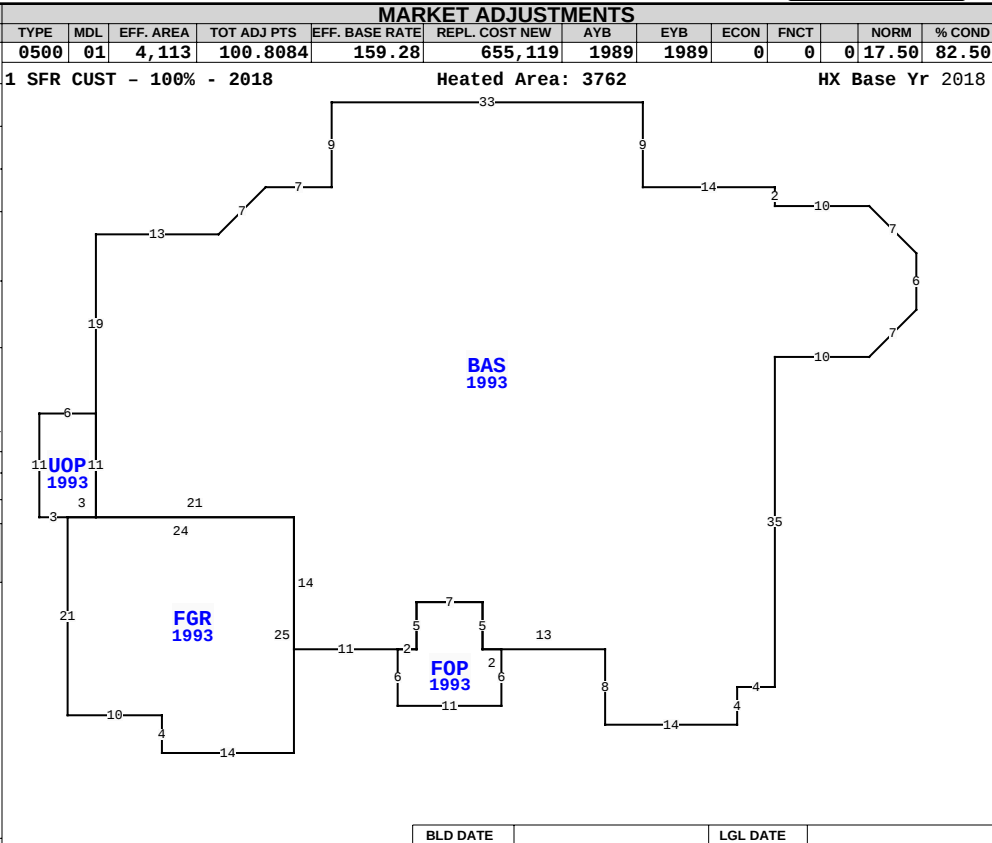
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 90
Interior Wall	08 DECORATIVE 10
Interior Floo	14 CARPET 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 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	3,762	100	1993	3,762	494,349
FGR	560	55	1993	308	40,473
FOP	101	30	1993	30	3,942
UOP	66	20	1993	13	1,709
TOTALS	4,489			4,113	540,473

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00
2	0858	SCULP CONC	0	100	0	0	1,450.00	SF	13.00
3	0812	CONCRETE C	0	100	0	0	1,940.00	SF	4.00
4	0801	ASPHALT A	0	100	18	11	198.00	SF	3.00
5	1124	CB/STC 4"	0	100	14	4	56.00	SF	6.50

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



TOTAL OB/XF									
23,118									

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23,118									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 5					Tax Dist:				
BUILDING MARKET VALUE					540,473				
TOTAL MARKET OB/XF VALUE					23,118				
TOTAL LAND VALUE - MARKET					500,000				
TOTAL MARKET VALUE					1,063,591				
SOH/AGL Deduction					488,197				
ASSESSED VALUE					575,394				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					524,672				
TOTAL JUST VALUE					1,063,591				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,039,789				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2101/1791	2/16/2017	WD	Q	I	02	645,000	
GRANTOR: KURUC JOHN S & JOANN							
GRANTEE: HINEL JAMES F & STE							
1306/1460	4/05/2005	WD	Q	I		775,000	
GRANTOR: DAVENPORT FRANCES M T							
GRANTEE: KURUC JOHN S & JOAN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W10 N2 W14 N9 W33 S9 W7 D5 L5 W13 S19									
UOP=[YR=1993] W6 S11 E3FGR=[YR=1993] S21 E10 S4 E14 N25 W24\$									
E3 N11\$ S11 E21 S14 E11 FOP=[YR=1993] S6 E11 N6 W2 N5 W7 S5									
W2\$ E2 N5 E7 S5 E13 S8 E14 N4 E4 N35 E10 U5 R5 N6 U5 L5									
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