LOT 43
IN OR 2165/1332
BEACHWOOD VILLAGE UNIT 1

BURK GENE & MINA LIVING TRUST/BURK GENE LAVERNE JR
4 RAILROAD VINE
FERNANDINA BEACH, FL 32034

2025

01-6N-29-0201-0043-0000

BUILDING CHARACTERISTICS

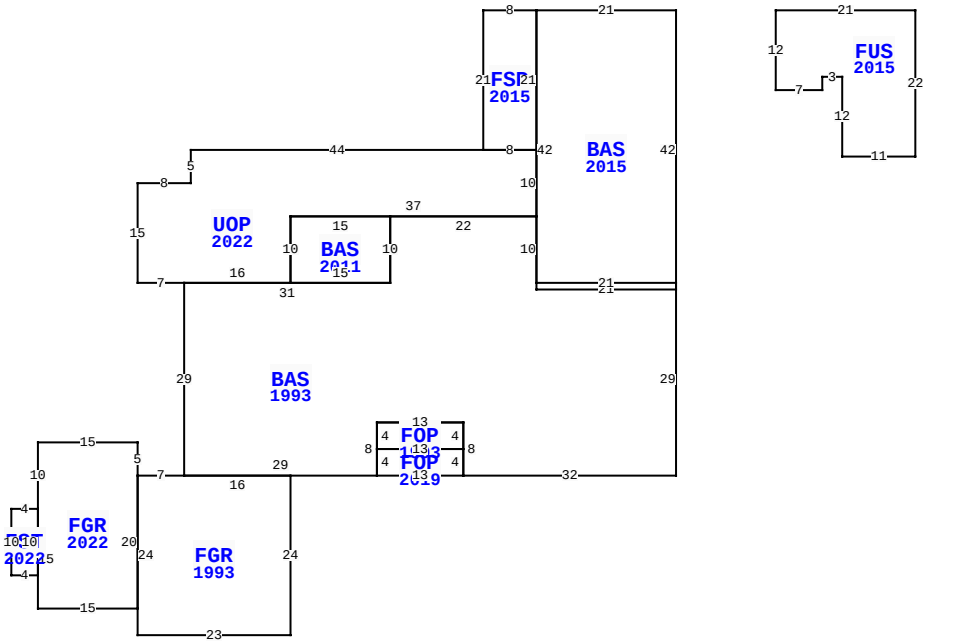
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD 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	2,262	100	1993	2,262	326,930
BAS	150	100	2011	150	21,680
BAS	882	100	2015	882	127,477
FGR	552	55	1993	304	43,938
FGR	375	55	2022	206	29,773
FOP	52	30	1993	16	2,313
FOP	52	30	2019	16	2,313
FSP	168	40	2015	67	9,684
FST	40	55	2022	22	3,179
FUS	356	100	2015	356	51,453
TOTALS	5,679			4,439	641,574

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,439	103.9500	164.24	729,061	1981	2000	0	0	0	12.00	88.00

1 SFR CUST – 100% - 2019 Heated Area: 3650 HX Base Yr 2019



** This building has 11 Sub-Areas

4 RAILROAD VINE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		641,574
TOTAL MARKET OB/XF VALUE		4,046
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,145,620
SOH/AGL Deduction		481,721
ASSESSED VALUE		663,899
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		613,177
TOTAL JUST VALUE		1,145,620
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,116,704

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20216332	ADDITION	0	07/01/2021
B1807146	ADDITION	150,000	07/16/2018
B1530881	ADDITION	147,849	07/01/2015
B1327863	REPDECK	24,386	10/01/2013
M940818	H/AC	0	12/01/1994
0073	REPAIR/RRF	2,000	06/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2165/1332	12/19/2017	WD	Q	I	01	687,000
GRANTOR: PETERSON BRADLEY A &						
GRANTEE: BURK GENE & MINA LI						
1765/1138	11/17/2011	WD	Q	I	01	455,000
GRANTOR: HAMBRECHT JENNIFER G						
GRANTEE: PETERSON BRADLEY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W21 FSP=[YR=2015] W8 S21 UOP=[YR=2022] W44 S5 W8 S15 E7 BAS=[YR=1993] S29 FGR=[YR=1993] W7 FGR=[YR=2022] N5 W15 S10 FST=[YR=2022] W4 S10 E4 N10$ S15 E15 N20$ S24 E23N24 W16$ E29FOP=[YR=2019] E13 N4 FOP=[YR=1993] N4W13 S4 E13$ W13 S4$ N8 E13 S8 E32 N29 W21 N10 W22 BAS=[YR=2011] W15S10E15N10$ S10 W31$ E16 N10 E37 N10 W8$ E8 N21$ S42 E21 N42$ PTR=E15 FUS=[YR=2015] E21 S22 W11 N12 W3 S2 W7 N12$ W15$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1981	1981	3	46.5	930	
2	0810	CONCRETE A	0	100	0	0	264.00	SF	6.50	6.50	100	2022	2022	3	99	1,699	
3	0446	BOX FNC 6'	0	100	0	0	33.00	LF	20.00	20.00	100	1981	1981	3	20	132	
4	1076	TRELLIS A	0	100	18	14	252.00	SF	7.50	7.50	100	2013	2013	3	68	1,285	

LAND DESCRIPTION

TOTAL OB/XF 4,046

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 06/16/2022 BY DJ Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS