LOT 45
IN OR 2137/1267
BEACHWOOD VILLAGE UNIT 1

DANIEL BRIAN & MICHELLE R
261 LINDEN DR
CENTERVILLE, OH 45459

2025

01-6N-29-0201-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

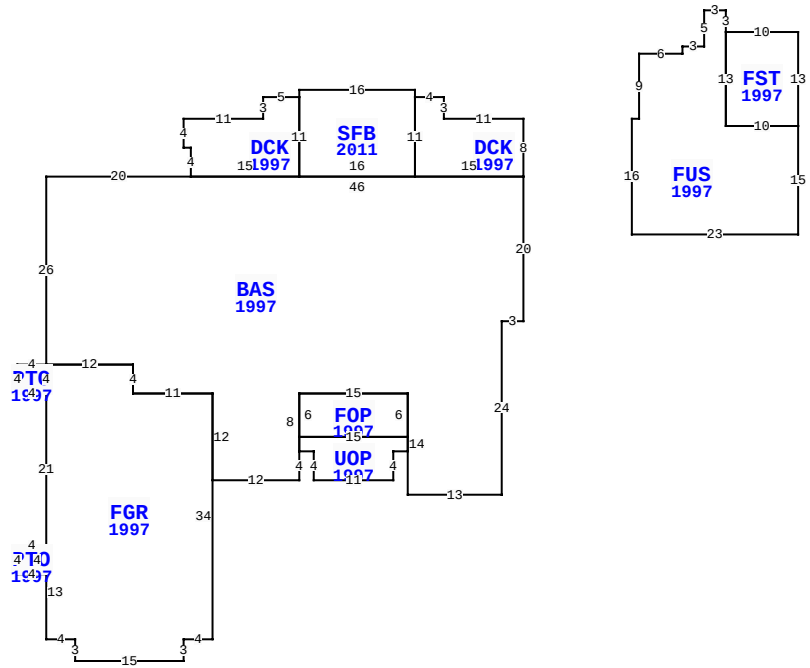
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,228	100	1997	2,228	341,214
DCK	132	10	1997	13	1,991
DCK	139	10	1997	14	2,144
FGR	875	55	1997	481	73,664
FOP	90	30	1997	27	4,135
FST	130	55	1997	72	11,027
FUS	487	100	1997	487	74,583
PTO	16	5	1997	1	153
PTO	16	5	1997	1	153
SFB	192	80	2011	154	23,585
TOTALS	4,379			3,493	534,947

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,493	112.0560	177.05	618,436	1997	1997	0	0	0	13.50	86.50

1 SFR CUST – 0% - 0 Heated Area: 2869 HX Base Yr



** This building has 11 Sub-Areas

5 BEACH WOOD RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	534,947
TOTAL MARKET OB/XF VALUE	7,406
TOTAL LAND VALUE - MARKET	500,000
TOTAL MARKET VALUE	1,042,353
SOH/AGL Deduction	137,842
ASSESSED VALUE	904,511
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	904,511
TOTAL JUST VALUE	1,042,353
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,018,287

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603567	NEW CONSTR	111,493	01/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2137/1267	8/03/2017	TD	Q	I	01	525,000
GRANTOR: YEATTS STEVEN ET AL						
GRANTEE: DANIEL BRIAN & MICH						
2067/0637	8/17/2016	WD	U	I	11	100
GRANTOR: PEARLINE YEATTS THOMA						
GRANTEE: PEARLINE YEATTS THO						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1997] W11 N3 W4 SFB=[YR=2011] N1 W16 S1 DCK=[YR=1997] W5 S3 W11 S4 E1 S4 BAS=[YR=1997] W 20 S26 PTO=[YR=1997] W4 S4 E4 FGR=[YR=1997] S21 PTO=[YR=1997] W4 S4 E4 N4$ S13 E4 S3E15 N3 E4 N34 W11 N4 W12 S4$ N4$ E12 S4 E11 S12 E12 N4 UOP=[YR=1997] E2 S4 E11 N4 E2 N2 FOP=[YR=1997] N6 W15 S6 E15$ W15 S2$N8 E15 S14 E13 N24 E3 N20 W46$ E15 N11$ S11 E16 N11$ S11 E15 N8$ PTR=E15 FUS=[YR=1997] E1 N9 E6 N1 E3 N5 E3 S3 FST=[YR=1997] E10 S13W10 N13$ S13 E10 S15 W23 N16$ 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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	79	1,580	
2	0812	CONCRETE C	0	0	0	0	2,023.00	SF	4.00	4.00	100	1997	1997	3	72	5,826	

LAND DESCRIPTION

TOTAL OB/XF 7,406

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 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