LOT 51
BEACHWOOD VILLAGE 1 PB 4/25-27

SULLIVAN TRUST/SULLIVAN JOSEPH G TRUSTEE
17 BEACHWOOD ROAD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-0201-0051-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

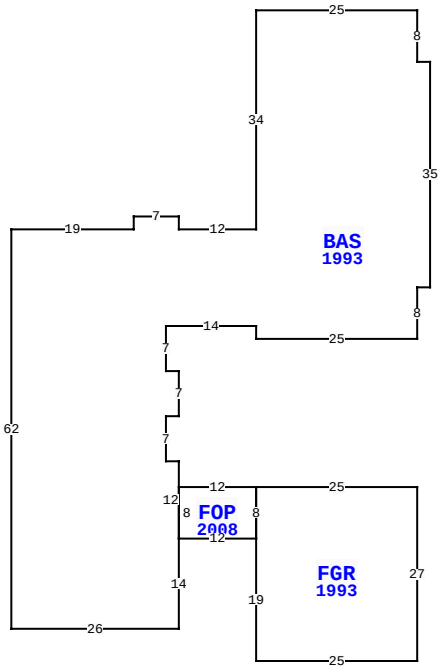
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 10
NEIGHBORHOOD/LOC 10001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,123	100	1993	3,123	439,282
FGR	675	55	1993	371	52,185
FOP	96	30	2008	29	4,079
TOTALS	3,894			3,523	495,546

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,523	107.2575	169.47	597,043	1984	1984	0	0	0	17.00	83.00

1 SFR CUST – 100% - 2009 Heated Area: 3123 HX Base Yr 2009



17 BEACH WOOD RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		495,546
TOTAL MARKET OB/XF VALUE		47,806
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,043,352
SOH/AGL Deduction		511,023
ASSESSED VALUE		532,329
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		481,607
TOTAL JUST VALUE		1,043,352
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,021,843

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M14801	MECH OTHER	0	09/01/2009
B21214	POOL ENCLOSURE	19,000	03/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2602/1934	11/15/2022	WD	U	I	11	100
GRANTOR: SULLIVAN D DELORES						
GRANTEE: SULLIVAN TRUST						
1289/1868	1/24/2005	WD	Q	I		560,000
GRANTOR: WORMHOUDT H L &						
GRANTEE: SULLIVAN D DELORES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S34 W12 N2 W7 S2 W19 S62 E26 N14
FOP=[YR=2008] E12 FGR=[YR=1993] S19 E25 N27 W25 S8$ N8 W12
S8$ N12 W2 N7 E2 N7 W2 N7 E14 S2 E25 N8 E2 N35 W2 N8$.

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	0861	POOL GUNIT	0	100	0	0	648.00	SF	85.00	85.00	100	1984	1984	3	20	11,016	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1984	1984	3	54	1,080	
3	0812	CONCRETE C	0	100	0	0	1,685.00	SF	4.00	4.00	100	1993	1993	3	64	4,314	
4	0845	KOOL DECK	0	100	0	0	880.00	SF	7.25	7.25	100	1984	1984	3	41	2,616	
5	0851	PATIO STON	0	100	0	0	924.00	SF	0.75	0.75	100	1993	1993	3	64	444	
6	0851	PATIO STON	0	100	63	4	252.00	SF	0.75	0.75	100	1993	1993	3	64	121	
7	1125	CB/STC 6"	0	100	0	0	583.00	SF	7.35	7.35	100	1984	1984	3	41	1,757	
8	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	1984	1984	3	20	60	
9	0442	STK FNC 5'	0	100	50	0	250.00	LF	8.10	8.10	100	1984	1984	3	20	405	
10	0911	SCRN RM A	0	100	0	0	2,123.00	SF	17.50	17.50	100	2008	2008	3	31	11,517	

TOTAL OB/XF 33,330

LAND DESCRIPTION

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 11/06/2019 BY DJA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS

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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

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GRANTEE: SULLIVAN D DELORES						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0855	CONC PAVER	0	100	0	0	1,645.00	SF	10.00	10.00	100	2008	2008	3	88	14,476	

LAND DESCRIPTION

TOTAL OB/XF 14,476

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

REVIEW DATE 11/06/2019 BY DJA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS