

LOT 52
IN OR 1375/977
BEACHWOOD VILLAGE UNIT 1

SIMON JOSEPH ERIC MD &/GILFILLAN CAROL A
62 LAUREL OAK
FERNANDINA BEACH, FL 32034

2025

01-6N-29-0201-0052-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	14	WD SHINGLE 40
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
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	2,400	100	2001	2,400	337,291
FGR	630	55	2001	346	48,626
FOP	300	30	2001	90	12,648
FSP	180	40	2001	72	10,119
FSP	227	40	2008	91	12,789
FST	63	55	2001	35	4,919
FST	132	55	2001	73	10,259
FUS	1,359	100	2001	1,359	190,991
SFB	91	80	2001	73	10,259
UOP	100	20	2001	20	2,811
TOTALS	5,482			4,559	640,713

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	84	1,680	
2	0812	CONCRETE C	0	100	0	0	2,117.00	SF	4.00	4.00	100	2001	2001	3	79	6,690	
3	0858	SCULP CONC	0	100	0	0	572.00	SF	13.00	13.00	100	2001	2001	3	94	6,990	
4	0858	SCULP CONC	0	100	0	0	200.00	SF	13.00	13.00	100	2001	2001	3	94	2,444	
5	0810	CONCRETE A	0	100	16	3	48.00	SF	6.50	6.50	100	2001	2001	3	79	246	
6	0855	CONC PAVER	0	100	0	0	264.00	SF	10.00	10.00	100	2008	2008	3	88	2,323	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,559	100.5039	158.80	723,969	2001	2001	0	0	11.50	88.50
1 SFR CUST - 100% - 2003											
Heated Area: 3832											
HX Base Yr 2003											

62 LAUREL OAK, FERNANDINA BEACH	BLD DATE	LGL DATE	03/14/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
20,373											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		640,713	
TOTAL MARKET OB/XF VALUE		20,373	
TOTAL LAND VALUE - MARKET		500,000	
TOTAL MARKET VALUE		1,161,086	
SOH/AGL Deduction		594,485	
ASSESSED VALUE		566,601	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		515,879	
TOTAL JUST VALUE		1,161,086	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,132,218	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1225828	WINDO	900	03/01/2012
B21276	REMODEL	40,000	04/01/2008
R11171	REPAIR/RRF	1,500	04/01/2008
E017716	NEW CONSTR	0	02/01/2001
P014535	NEW CONSTR	0	02/01/2001
B0107906	NEW CONSTR	200,000	01/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1375/0977	12/20/2005	WD	Q	I	01	100	
GRANTOR: SIMON JOSEPH E MD & C							
GRANTEE: SIMON JOSEPH E MD &							
1027/0556	12/27/2001	WD	Q	V		115,000	
GRANTOR: SIMON JOSEPH E MD & M							
GRANTEE: SIMON JOSEPH E MD &							

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2001] W5 N1 W6 S1 W4 FSP=[YR=2001] N5 FSP=[YR=2008] N9 U5 L5 W8 L5 D5 S9 E18\$ W18 S10 E18 N5\$ S5 W18 N5 W4 N1 W6 S1 W17 S5 SFB=[YR=2001] W11 UOP=[YR=2001] N10 W10 S10 FST=[YR=2001] W1 S7 E9 N7 W8 \$ E10 \$ W2 S7 E13 N7 \$ S7 FGR=[YR=2001] W21 S30 E21 N30 \$ S34 E14 FOP=[YR=2001] E24 S2 E9 N2 E13 N6 W14 N2 W6 S2 W3 S1 W6 N1 W17 S6 \$ N6 E17 S1 E6 N1 E3 N2 E6 S2 E14 N40 \$ PTR= E15 FUS=[YR=2001] E40 S36 W13 S2 W8 N2 W9 FST=[YR=2001] W16 N8 E14 N2 E2 S10 \$ N10 W11 N3 E1 N23 \$ W15 \$.			