LOT 58
IN OR 2009/838
BEACHWOOD VILLAGE UNIT 1

DRAPER GARY W & BETTY L
400 HEARDS FERRY RD
ATLANTA, GA 30328

2025

01-6N-29-0201-0058-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

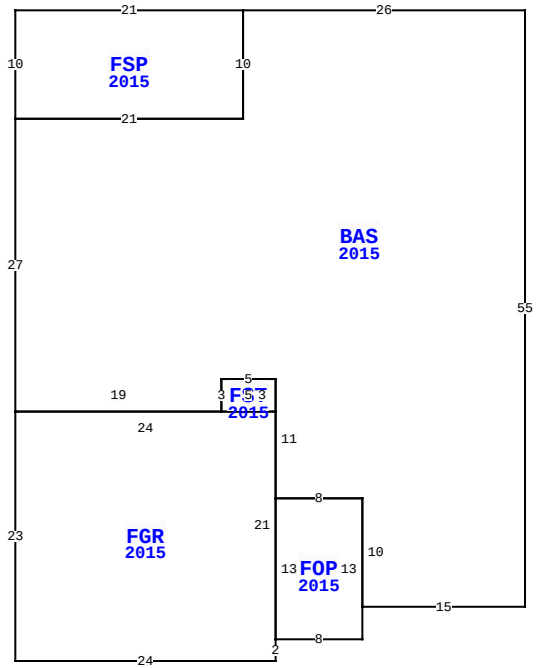
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
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	1,848	100	2015	1,848	443,484
FGR	552	55	2015	304	72,954
FOP	104	30	2015	31	7,439
FSP	210	40	2015	84	20,158
FST	15	55	2015	8	1,920
TOTALS	2,729			2,275	545,956

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,275	158.2161	249.98	568,704	2015	2015	0	0	0	4.00	96.00

1 SFR CUST – 0% - 0 Heated Area: 1848 HX Base Yr



10 LAUREL OAK, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	545,956
TOTAL MARKET OB/XF VALUE	12,778
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	1,008,734
SOH/AGL Deduction	212,673
ASSESSED VALUE	796,061
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	796,061
TOTAL JUST VALUE	1,008,734
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	983,784

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530129	CO ISSUED	0	10/01/2015
E1528972	NEW CONSTR	0	03/01/2015
B1530129	NEW CONSTR	227,717	03/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2009/0838	10/15/2015	WD	Q	I	01	649,900
GRANTOR: KOSTICH DEVELOPMENT I						
GRANTEE: DRAPER GARY W & BET						
1925/1020	7/02/2014	WD	Q	V	01	170,000
GRANTOR: GIRTON KARL R & FELEC						
GRANTEE: KOSTICH DEVELOPMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W26 FSP=[YR=2015] W21 S10 E21 N10$ S10 W21 S27FGR=[YR=2015] S23 E24 N2 FOP=[YR=2015] E8 N13 W8 S13$ N21 FST=[YR=2015] N3 W5 S3 E5$ W24$ E19 N3 E5 S11 E8 S10 E15 N55$.

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	0855	CONC PAVER	0	0	0	0	807.00	SF	10.00	10.00	100	2015	2015	3	95	7,667	
2	0855	CONC PAVER	0	0	0	0	538.00	SF	10.00	10.00	100	2015	2015	3	95	5,111	

LAND DESCRIPTION

TOTAL OB/XF 12,778

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	450,000.00	450,000.00	450,000							

REVIEW DATE 04/21/2020 BY DJA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS