

LOT 69
BEACHWOOD VILLAGE UNIT 1
PB 4/25-27

PLATTE CURTIS R III & LISA
114 MAPLEWOOD DRIVE
GRIFFIN, GA 30224

2025

01-6N-29-0201-0069-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM	MKT AREA	10
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NEIGHBORHOOD/LOC	10001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,741	100	1996	1,741	257,769
FGR	479	55	1996	263	38,939
FOP	58	30	1996	17	2,517
FOP	128	30	1996	38	5,626
FUS	608	100	1996	608	90,019
UOP	205	20	1996	41	6,071

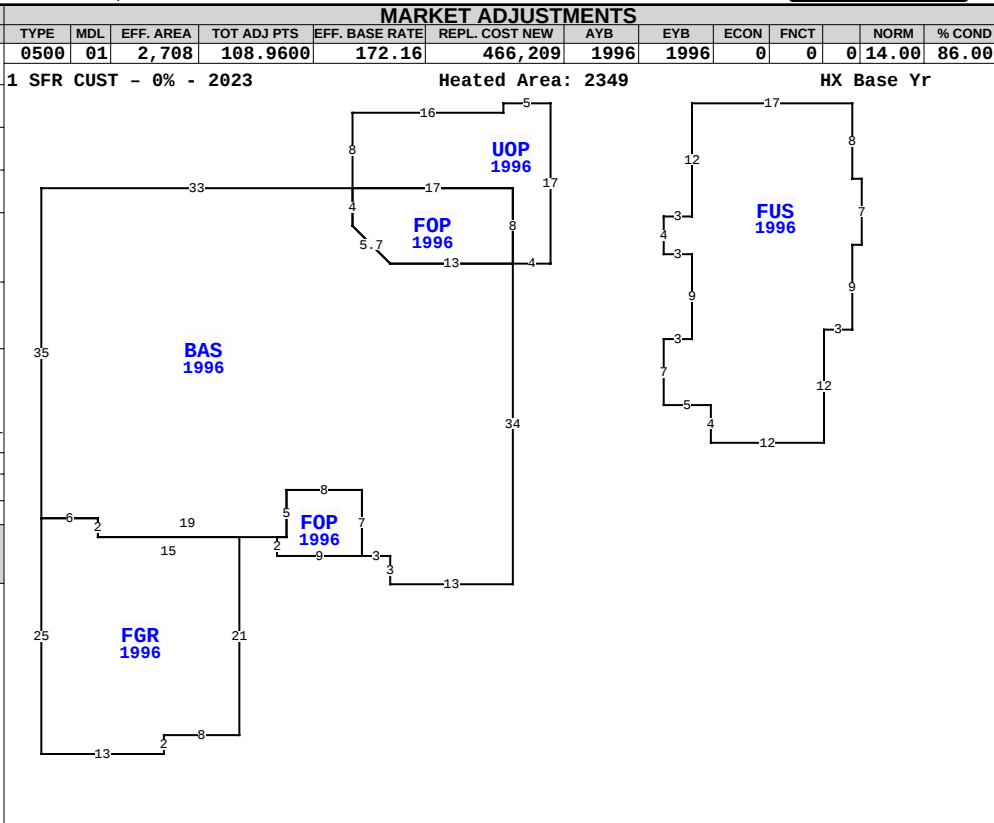
TOTALS	3,219			2,708	400,940
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EXTRA FEATURES

L N	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	1996	1996	3	77	1,540	
2	0858	SCULP CONC	0	0	0	0	953.00	SF	13.00	13.00	100	1996	1996	3	91	11,274	
3	1242	WD DECK A	0	0	0	0	201.00	SF	10.00	10.00	100	1996	1996	3	20	402	
4	1126	CB/STC 8"	0	0	0	0	135.00	SF	8.00	8.00	100	1996	1996	3	70	756	
5	0444	BOX FNC 4'	0	0	0	0	7.00	LF	6.50	6.50	100	1996	1996	3	20	9	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.25	450,000.00	562,500.00	562,500							



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

21 LAUREL OAK, FERNANDINA BEACH																	
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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,708	108.9600	172.16	466,209	1996	1996	0	0	14.00	86.00

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	5
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		400,940	
TOTAL MARKET OB/XF VALUE		13,981	
TOTAL LAND VALUE - MARKET		562,500	
TOTAL MARKET VALUE		977,421	
SOH/AGL Deduction		0	
ASSESSED VALUE		977,421	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		977,421	
TOTAL JUST VALUE		977,421	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		959,389	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9602590	NEW CONSTR	120,000	02/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2582/0137	5/10/2022	WD U	I	I	30	900,000

GRANTOR: PLATTE CURTIS R JR IN

GRANTEE: PLATTE CURTIS R III

1843/1838 3/06/2013 QC U I 11 100

GRANTOR: PLATTE CURTIS R JR

GRANTEE: PLATTE CURTIS R JR

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1996] W5 S1 W16 S8 BAS=[YR=1996] W33 S35
FGR=[YR=1996] S25 E13 N2 E8 N21 W15 N2 W6\$ E6 S2 E19
FOP=[YR=1996] S2 E9 N7 W8 S5 W1\$ E1 N5 E8 S7 E3 S3 E13 N34
FOP=[YR=1996] N8 W17 S4 R4 D4 E13\$ W13 U4 L4 N4\$ E17 S8
E4 N17\$ PTR=E15 FUS=[YR=1996] E17 S8 E1 S7 W1 S9 W3 S12 W12
N4 W5 N7 E3N9 W3 N4 E3 N12\$ W15\$.