

LOT 76
IN OR 1626/1861
BEACHWOOD VILLAGE #1 PB 4/25

BILEK FAMILY TRUST/BILEK GUY O CO-TRUSTEE
30 LAUREL OAK RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-0201-0076-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,807	100	1993	1,807	278,561
FGR	421	55	1993	232	35,765
FOP	105	30	1993	32	4,933
FOP	126	30	1993	38	5,858
FOP	135	30	1993	40	6,166

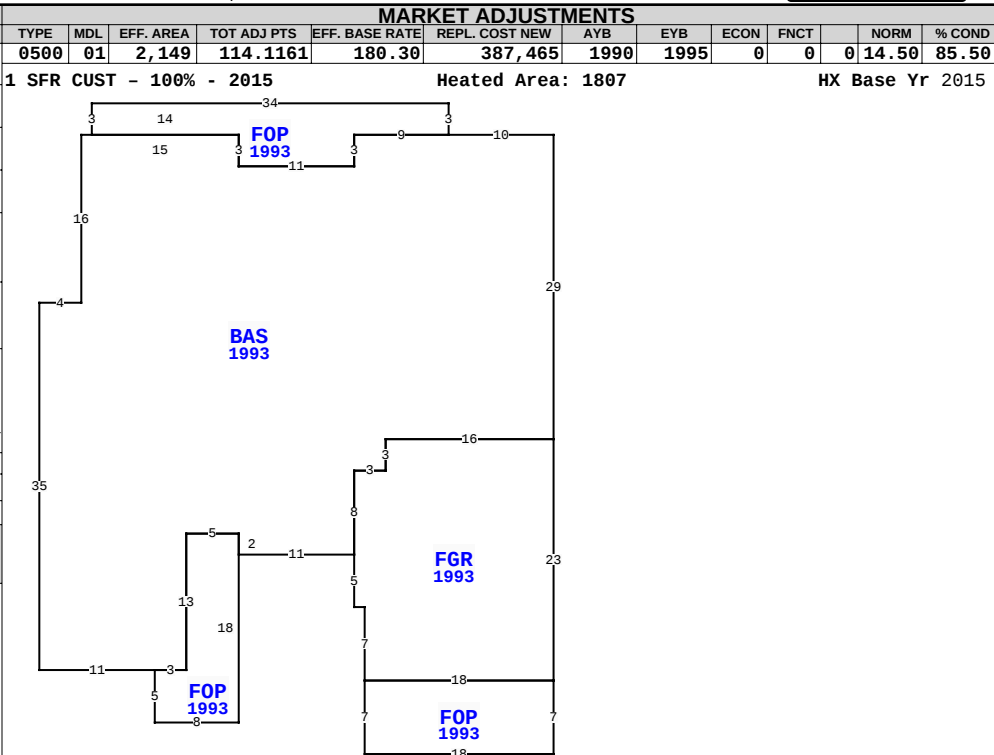
TOTALS 2,594 2,149 331,283

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	100	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	66	1,320	
2	0861	POOL GUNIT	0	100	0	0	266.00	SF	85.00	85.00	100	1990	1990	3	20	4,522	
3	0855	CONC PAVER	0	100	0	0	504.00	SF	10.00	10.00	100	2011	2011	3	91	4,586	
4	0845	KOOL DECK	0	100	0	0	255.00	SF	7.25	7.25	100	1990	1990	3	57	1,054	
5	1242	WD DECK A	0	100	0	0	209.00	SF	10.00	10.00	100	1990	1990	3	20	418	
6	1125	CB/STC 6"	0	100	0	0	78.00	SF	7.35	7.35	100	1990	1990	3	57	327	
7	0910	SCRN RM L	0	100	0	0	479.00	SF	15.00	15.00	100	1990	1990	3	20	1,437	
8	0446	BOX FNC 6'	0	100	0	0	21.00	LF	20.00	20.00	100	1990	1990	3	20	84	

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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000							



30 LAUREL OAK, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/07/2024 MLU

NASSAU COUNTY PROPERTY				PAGE 1 of 1	5
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 5			Tax Dist:
BUILDING MARKET VALUE		331,283			
TOTAL MARKET OB/XF VALUE		13,748			
TOTAL LAND VALUE - MARKET		450,000			
TOTAL MARKET VALUE		795,031			
SOH/AGL Deduction		409,318			
ASSESSED VALUE		385,713			
TOTAL EXEMPTION VALUE		50,722			HX HB
BASE TAXABLE VALUE		334,991			
TOTAL JUST VALUE		795,031			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		780,245			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5984	SWIM POOL	7,300	09/13/1989
5956	NEW CONSTR	130,000	08/25/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1626/1861	6/26/2009	WD	Q	I	01	450,000
GRANTOR: PADEN MARCUS W						
GRANTEE: BILEK GUY O & ILEEN						
0559/0880	12/27/1988	WD	Q	V		35,000
GRANTOR: LEE WALTER B TRUSTEE						
GRANTEE: PADEN MARCUS W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 FOP=[YR=1993] N3 W34 S3 E14 S3 E11 N3 E9 \$ W9 S3 W11 N3 W15 S16 W4 S35 E11 FOP=[YR=1993] S5 E8 N18 W5 S13 W3 \$ E3 N13 E5 S2 E11 FGR=[YR=1993] S5 E1 S7 FOP=[YR=1993] S7 E18 N7 W18 \$ E18 N23 W16 S3 W3 S8 \$ N8 E3 N3 E16 N29 \$.