LOT 79
ESMT IN OR 2263/780
BEACHWOOD VILLAGE UNIT 1

TALLIS KEITH R & PENNY H
33 LAUREL OAK RD
FERNANDINA, FL 32034

2025

01-6N-29-0201-0079-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

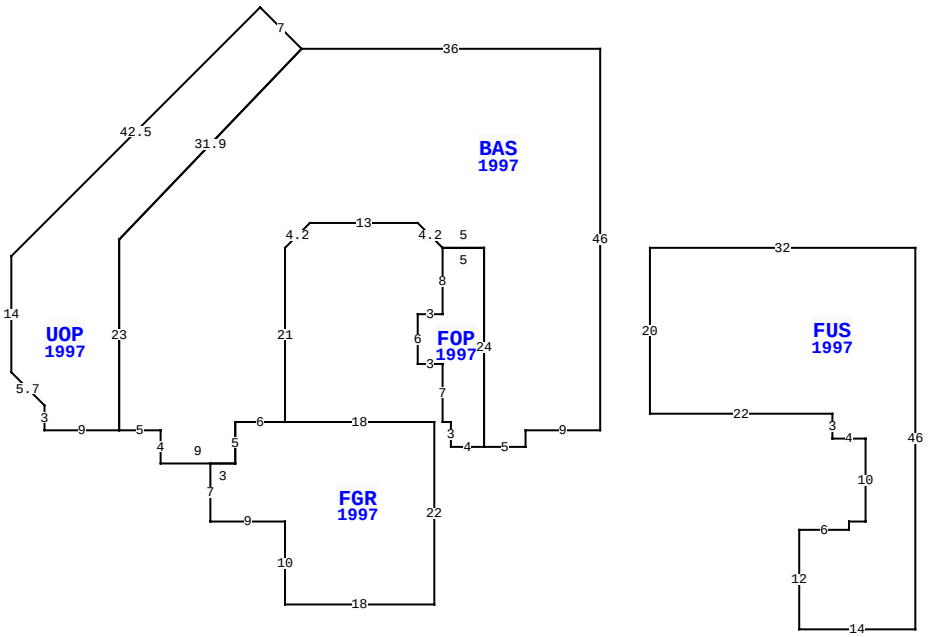
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,879	100	1997	1,879	270,748
FGR	489	55	1997	269	38,761
FOP	135	30	1997	40	5,763
FUS	906	100	1997	906	130,547
UOP	544	20	1997	109	15,706
TOTALS	3,953			3,203	461,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,203	105.4320	166.58	533,556	1997	1997	0	0	0	13.50	86.50

1 SFR CUST – 100% - 2019 Heated Area: 2785 HX Base Yr 2019



33 LAUREL OAK, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		461,526
TOTAL MARKET OB/XF VALUE		7,198
TOTAL LAND VALUE - MARKET		535,500
TOTAL MARKET VALUE		1,004,224
SOH/AGL Deduction		432,111
ASSESSED VALUE		572,113
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		521,391
TOTAL JUST VALUE		1,004,224
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		983,514

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1708717	KITBATH	90,000	10/03/2017
B9703833	NEW CONSTR	179,000	04/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2117/1143	5/01/2017	WD	Q	I	02	525,000
GRANTOR: MAILEY EDWARD J TRUST						
GRANTEE: TALLIS KEITH R & PE						
1804/0020	12/05/2011	WD	U	I	30	100
GRANTOR: MAILEY EDWARD J & ANN						
GRANTEE: MAILEY EDWARD J TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] L3 U3 W13 D3 L3 S21 FGR=[YR=1997] W6 S5 W3 S7 E9 S10 E18 N22 W18 $ W6 S5 W9 N4 W5 UOP=[YR=1997] W9 N3 U4 L4 N14 U30 R30 R5 D5 D23 L22 S23$ N23 U23 R22 E36 S46 W9 S2W5 FOP=[YR=1997] N24 W5S8 W3 S6 E3 S7 E1 S3 E4 $ N24 W5 $ PTR= E25 FUS=[YR=1997] E32 S46 W14 N12 E6 N1 E2 N10 W4 N3 W22N20 $ W25 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	79	1,580	
2	0811	CONCRETE B	0	100	0	0	996.00	SF	5.20	5.20	100	1997	1997	3	72	3,729	
3	1242	WD DECK A	0	100	24	3	72.00	SF	10.00	10.00	100	1997	1997	3	20	144	
4	0810	CONCRETE A	0	100	0	0	94.00	SF	6.50	6.50	100	1997	1997	3	72	440	
5	1126	CB/STC 8"	0	100	0	0	120.00	SF	8.00	8.00	100	1997	1997	3	72	691	
6	0300	BOAT DCK W	0	100	8	8	64.00	SF	40.00	40.00	100	1997	1997	3	24	614	

LAND DESCRIPTION

TOTAL OB/XF 7,198

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	1.19	450,000.00	535,500.00	535,500							

REVIEW DATE 04/23/2024 BY KBA Total Acres: 0.00 Total Land Value: 535,500 Market: 0 Agricultural: 0 Common: 535,500 PRINTED 07/30/2025 BY SYS