LOT 80
IN OR 1460/1798
BEACHWOOD VILLAGE 1 PB 4/25-27

MILLS LAURA L
35 LAUREL OAK
FERNANDINA BEACH, FL 32034

2025

01-6N-29-0201-0080-0000

BUILDING CHARACTERISTICS

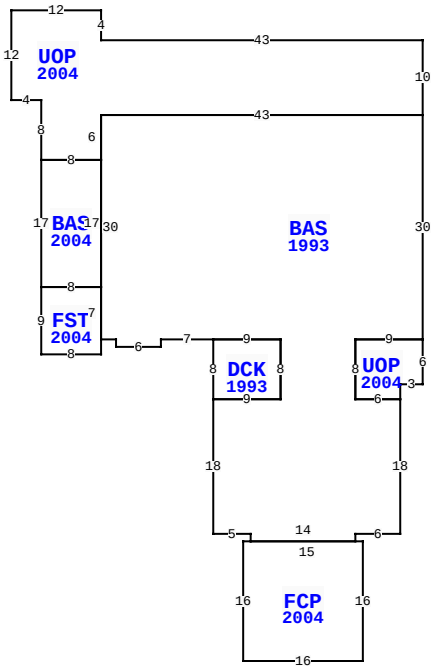
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 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	1,840	100	1993	1,840	270,435
BAS	136	100	2004	136	19,988
DCK	72	10	1993	7	1,029
FCP	256	25	2004	64	9,407
FST	72	55	2004	40	5,879
UOP	66	20	2004	13	1,911
UOP	638	20	2004	128	18,813
TOTALS	3,080			2,228	327,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,228	119.2611	188.43	419,822	1980	1980	0	0	0	22.00	78.00

1 SFR CUST – 100% - 2007 Heated Area: 1976 HX Base Yr 2007



35 LAUREL OAK, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		327,461
TOTAL MARKET OB/XF VALUE		5,886
TOTAL LAND VALUE - MARKET		675,000
TOTAL MARKET VALUE		1,008,347
SOH/AGL Deduction		624,633
ASSESSED VALUE		383,714
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		332,992
TOTAL JUST VALUE		1,008,347
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		994,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310737	ADDITION	68,000	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1460/1798	11/22/2006	WD	Q	I	01	100
GRANTOR: MILLS ANDREW C						
GRANTEE: MILLS LAURA L						
1044/0938	3/19/2002	WD	Q	I		380,000
GRANTOR: LAVIN JOHN M & BARBAR						
GRANTEE: MILLS ANDREW C & LA						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2004] W43 N4 W12 S12 E4 S8 BAS=[YR=2004] S17 FST=[YR=2004] S9 E8 N2 BAS=[YR=1993] E2 S1 E6 N1 E7 DCK=[YR=1993] S8 E9 N8 W9 $ E9 S8 W9 S18 E5 S1 FCP=[YR=2004] W1 S16 E16 N16 W15 $ E14 N1 E6 N18 UOP=[YR=2004] N2 E3 N6 W9 S8 E6 $ W6 N8 E9 N30 W43 S30 $ N7 W8 $ E8 N17 W8 $ E8 N6 E43 N10 $.

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	0810	CONCRETE A	0	100	0	0	406.00	SF	6.50	6.50	100	1980	1980	3	30	792	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	44	880	
3	1242	WD DECK A	0	100	23	6	138.00	SF	10.00	10.00	100	1995	1995	3	20	276	
4	0300	BOAT DCK W	0	100	8	12	96.00	SF	40.00	40.00	100	1995	1995	3	20	768	
5	0855	CONC PAVER	0	100	0	0	267.00	SF	10.00	10.00	100	2004	2004	3	83	2,216	
6	1242	WD DECK A	0	100	0	0	165.00	SF	10.00	10.00	100	2002	2002	3	20	330	
7	0810	CONCRETE A	0	100	9	7	63.00	SF	6.50	6.50	100	2004	2004	3	83	340	
8	0445	BOX FNC 5'	0	100	0	0	10.00	LF	8.10	8.10	100	2004	2004	3	21	17	
9	0810	CONCRETE A	0	100	3	4	12.00	SF	6.50	6.50	100	2004	2004	3	83	65	
10	1076	TRELLIS A	0	100	12	7	84.00	SF	7.50	7.50	100	2004	2004	3	32	202	

TOTAL OB/XF 5,886

LAND DESCRIPTION

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	1.50	450,000.00	675,000.00	675,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 675,000 Market: 0 Agricultural: 0 Common: 675,000 PRINTED 07/30/2025 BY SYS