

LOT 83
IN OR 1856/1495
BEACHWOOD VILLAGE UNIT 1

ELGIN JOHN E TRUSTEE
41 LAUREL OAK RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-0201-0083-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	11	SLATE 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		3.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	10
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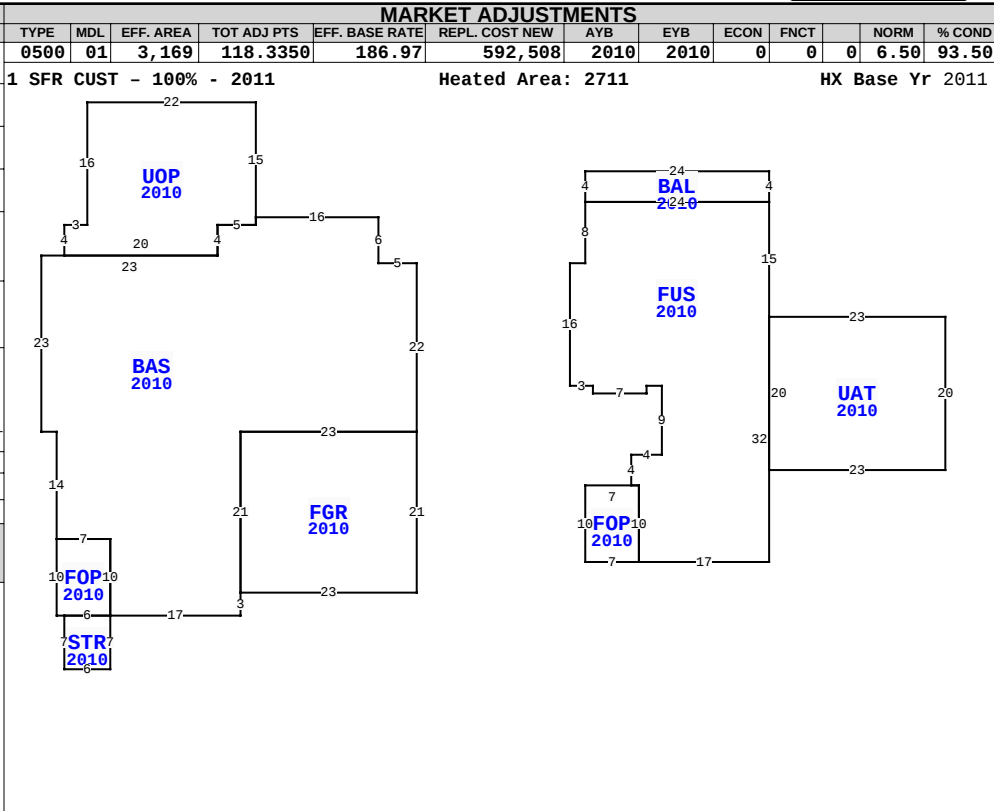
NEIGHBORHOOD/LOC	10001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	96	15	2010	14	2,448
BAS	1,728	100	2010	1,728	302,084
FGR	483	55	2010	266	46,501
FOP	70	30	2010	21	3,671
FOP	70	30	2010	21	3,671
FUS	983	100	2010	983	171,846
STR	42	10	2010	4	699
UAT	460	10	2010	46	8,042
UOP	432	20	2010	86	15,034

TOTALS	4,364			3,169	553,995
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00
2	0855	CONC PAVER	0	100	0	0	1,036.00	SF	10.00
3	1075	TRELLIS G	0	100	20	2	40.00	SF	35.00
4	1242	WD DECK A	0	100	0	0	32.00	SF	10.00
5	1242	WD DECK A	0	100	0	0	112.00	SF	10.00
6	0300	BOAT DCK W	0	100	10	8	80.00	SF	40.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00



41 LAUREL OAK, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
16,196									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 5					Tax Dist:				
BUILDING MARKET VALUE					553,995				
TOTAL MARKET OB/XF VALUE					16,196				
TOTAL LAND VALUE - MARKET					540,000				
TOTAL MARKET VALUE					1,110,191				
SOH/AGL Deduction					584,551				
ASSESSED VALUE					525,640				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					474,918				
TOTAL JUST VALUE					1,110,191				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,085,344				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22700	C0 ISSUED	0	07/27/2010
M15318	H/AC	0	05/01/2010
M14905	H/AC	0	11/01/2009
R0912140	REPAIR/RRF	14,000	10/01/2009
P13915	OTHER	0	09/01/2009
E22018	ELEC OTHER	0	08/01/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1856/1495	5/15/2013	WD	U	I	30	100	
GRANTOR:ELGIN JOHN E & PATRIC							
GRANTEE:ELGIN JOHN E TRUSTE							
1602/0190	1/16/2009	WD	Q	V	01	375,000	
GRANTOR:SALTMARSH ERNEST O							
GRANTEE:ELGIN JOHN E							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2010] W5 N6 W16 UOP=[YR=2010] N15 W22 S16 W3 S4 E20									
N4 E5 N1\$ S1 W5 S4 W 23 S23 E2 S14 FOP=[YR=2010] S10 E1									
STR=[YR=2010] S7E6N7W6\$ E6 N10 W7\$ E7 S10 E17 N3									
FGR=[YR=2010] E23 N21 W23 S21\$ N21 E23 N22\$ PTR=E20									
FUS=[YR=2010] E2 N8 BAL=[YR=2010] N4 E24 S4 W24\$ E24 S15									
UAT=[YR=2010] E23 S20 W23 N20\$ S32 W17 FOP=[YR=2010] W7 N10									
E7 S10\$ N10 W1 N4 E4 N9 W2 S1 W7 N1 W3 N16 \$W20\$.									