LOT 84
IN OR 2248/1435
BEACHWOOD VILLAGE UNIT 1

BRAY WILLIAM ROBERT & ELIZABETH S
43 LAUREL OAK RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-0201-0084-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

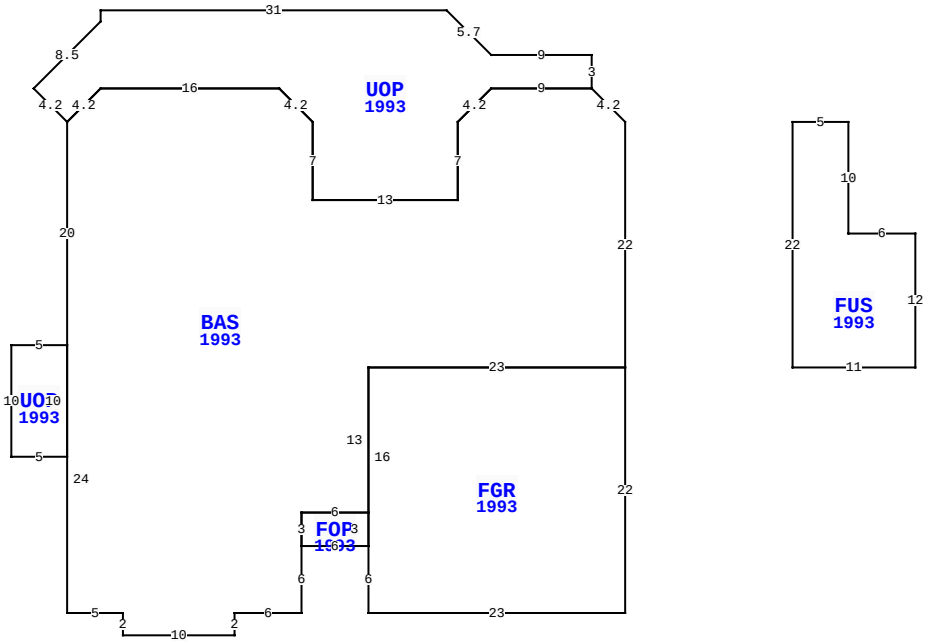
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 10
NEIGHBORHOOD/LOC 10001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,662	100	1993	1,662	419,558
FGR	506	55	1993	278	70,179
FOP	18	30	1993	5	1,263
FUS	182	100	1993	182	45,945
UOP	50	20	1993	10	2,524
UOP	430	20	1993	86	21,710
TOTALS	2,848			2,223	561,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,223	172.7250	272.91	606,679	1992	2009	0	0	0	7.50	92.50

1 SFR CUST – 0% - 0 Heated Area: 1844 HX Base Yr



43 LAUREL OAK, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	561,178
TOTAL MARKET OB/XF VALUE	7,378
TOTAL LAND VALUE - MARKET	540,000
TOTAL MARKET VALUE	1,108,556
SOH/AGL Deduction	244,363
ASSESSED VALUE	864,193
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	864,193
TOTAL JUST VALUE	1,108,556
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,083,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800569	REMODEL	50,000	01/18/2018
4788	NEW CONSTR	2,200	06/22/1992
4220	H/AC	3,940	06/11/1992
8223	NEW CONSTR	3,370	06/11/1992
8125	NEW CONSTR	97,000	05/28/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2248/1435	1/11/2019	WD	Q	I	01	725,000
GRANTOR: FINK ALEX & CHRISTINA						
GRANTEE: BRAY WILLIAM ROBERT						
2142/1461	8/25/2017	WD	Q	I	01	404,000
GRANTOR: KENNERLY ROY W L/E						
GRANTEE: FINK ALEX & CHRISTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] L3 U3 UOP=[YR=1993] N3 W9 U4 L4 W31 S1 L6 D6 D3 R3 U3 R3 E16 D3 R3 S7 E13 N7 R3 U3 E9 $ W9 D3 L3 S7 W13 N7 L3 U3 W16 D3 L3 S20 UOP=[YR=1993] W5 S10 E5 N10 $ S24 E5 S2 E10 N2 E6 N6 FOP=[YR=1993] E6 FGR=[YR=1993] S6 E23 N22 W23 S16 $ N3 W6 S3 $ N3 E6 N13 E23 N22 $ PTR= E15 FUS=[YR=1993] E5 S10 E6 S12 W11 N22 $ W15 $.

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1992	1992	3	70	1,400	
2	0810	CONCRETE A	0	0	0	0	292.00	SF	6.50	6.50	100	1992	1992	3	62	1,177	
3	0858	SCULP CONC	0	0	0	0	100.00	SF	13.00	13.00	100	1992	1992	3	87	1,131	
4	0820	WOOD WALK	0	0	35	4	140.00	SF	11.75	11.75	100	1992	1992	3	40	658	
5	0300	BOAT DCK W	0	0	15	10	150.00	SF	40.00	40.00	100	1992	1992	3	20	1,200	
6	0445	BOX FNC 5'	0	0	0	0	17.00	LF	8.10	8.10	100	1992	1992	3	20	28	
7	0444	BOX FNC 4'	0	0	0	0	11.00	LF	6.50	6.50	100	1992	1992	3	20	14	
8	0445	BOX FNC 5'	0	0	0	0	11.00	LF	8.10	8.10	100	1992	1992	3	20	18	
9	0855	CONC PAVER	0	0	0	0	368.00	SF	7.00	7.00	100	1995	1995	3	68	1,752	

LAND DESCRIPTION

TOTAL OB/XF 7,378

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.20	450,000.00	540,000.00	540,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 540,000 Market: 0 Agricultural: 0 Common: 540,000 PRINTED 07/30/2025 BY SYS