

LOT 85 IN OR 803/864  
BEACHWOOD VILLAGE UNIT 1  
PB 4/25-27

STRUNK R BRIAN & CAROLYN  
38 LAUREL OAK  
FERNANDINA BEACH, FL 32034

2025

01-6N-29-0201-0085-0000



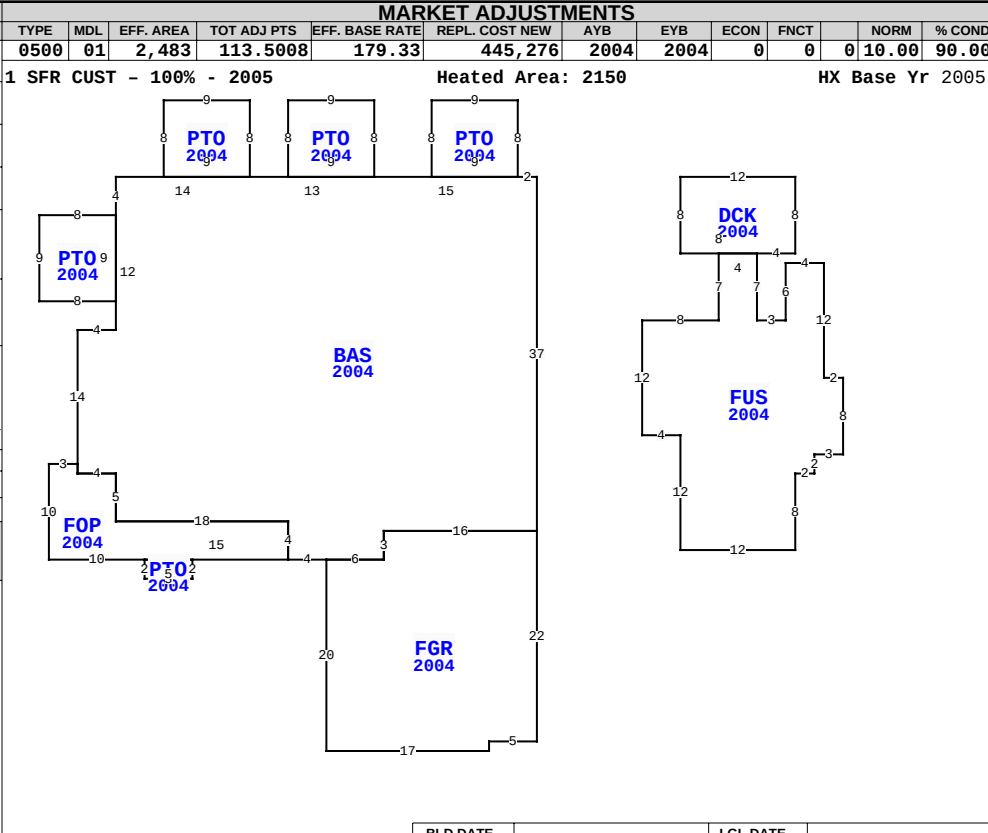
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 12 | CEDAR 100      |
| Roof Structure           | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 70      |
| Interior Floor           | 13 | LVT/LAMMT 30   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 2 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 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       | 1,700            | 100         | 2004 | 1,700        | 274,375              |
| DCK       | 96               | 10          | 2004 | 10           | 1,614                |
| FGR       | 483              | 55          | 2004 | 266          | 42,932               |
| FOP       | 138              | 30          | 2004 | 41           | 6,618                |
| FUS       | 450              | 100         | 2004 | 450          | 72,629               |
| PTO       | 10               | 5           | 2004 | 0            | 0                    |
| PTO       | 72               | 5           | 2004 | 4            | 645                  |
| PTO       | 72               | 5           | 2004 | 4            | 645                  |
| PTO       | 72               | 5           | 2004 | 4            | 645                  |
| PTO       | 72               | 5           | 2004 | 4            | 645                  |
| TOTALS    | 3,165            |             |      | 2,483        | 400,748              |

| EXTRA FEATURES |            |             |     |     |   |   |          |    |       |
|----------------|------------|-------------|-----|-----|---|---|----------|----|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS    | UT | Adj R |
| 1              | 0812       | CONCRETE C  | 0   | 100 | 0 | 0 | 1,079.00 | SF | 4.00  |
| 2              | 0445       | BOX FNC 5'  | 0   | 100 | 0 | 0 | 22.00    | LF | 8.10  |
| 3              | 0810       | CONCRETE A  | 0   | 100 | 0 | 0 | 103.00   | SF | 6.50  |
| 4              | 0446       | BOX FNC 6'  | 0   | 100 | 0 | 0 | 8.00     | LF | 20.00 |

| 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        |



|                                 |  |  |  |  |                |  |  |  |  |
|---------------------------------|--|--|--|--|----------------|--|--|--|--|
| 38 LAUREL OAK, FERNANDINA BEACH |  |  |  |  |                |  |  |  |  |
| BLD DATE                        |  |  |  |  | LGL DATE       |  |  |  |  |
| XF DATE                         |  |  |  |  | LAND DATE      |  |  |  |  |
| INC DATE                        |  |  |  |  | AG DATE        |  |  |  |  |
|                                 |  |  |  |  | 05/07/2024 MLU |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 4,209       |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |              |   |
|---------------------------|--|--------------|---|
| PAGE 1 of 1               |  |              | 5 |
| VALUATION SUMMARY         |  |              |   |
| VALUATION BY              |  | STANDARD     |   |
| Tax Group: 5              |  | Tax Dist:    |   |
| BUILDING MARKET VALUE     |  | 400,748      |   |
| TOTAL MARKET OB/XF VALUE  |  | 4,209        |   |
| TOTAL LAND VALUE - MARKET |  | 450,000      |   |
| TOTAL MARKET VALUE        |  | 854,957      |   |
| SOH/AGL Deduction         |  | 590,989      |   |
| ASSESSED VALUE            |  | 263,968      |   |
| TOTAL EXEMPTION VALUE     |  | HX HB 50,722 |   |
| BASE TAXABLE VALUE        |  | 213,246      |   |
| TOTAL JUST VALUE          |  | 854,957      |   |
| NCON VALUE                |  | 0            |   |
| INCOME VALUE              |  |              |   |
| PREVIOUS YEAR MKT VALUE   |  | 836,833      |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B0412763   | NEW CONSTR  | 190,000 | 05/01/2004 |
| R046127    | REPAIR/RRF  | 5,000   | 05/01/2004 |

| SALES DATA                     |           |           |     |     |                   |
|--------------------------------|-----------|-----------|-----|-----|-------------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD            |
| 0803/0864                      | 8/18/1997 | WD        | Q   | V   |                   |
| GRANTOR: GETTINGER PETER SUCCE |           |           |     |     | SALE PRICE 35,000 |
| GRANTEE: STRUNK R BRIAN & CA   |           |           |     |     |                   |
| 0573/0054                      | 6/23/1989 | QC        | Q   | V   | 01                |
| GRANTOR: ANDREWS J A & A A     |           |           |     |     |                   |
| GRANTEE: ANDREWS JOHN A TRUS   |           |           |     |     |                   |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

**BUILDING DIMENSIONS**  
BAS=[YR=2004] W2 PTO=[YR=2004] N8 W9 S8 E9 \$ W15  
PTO=[YR=2004] N8 W9 S8 E9 \$ W13 PTO=[YR=2004] N8 W9 S8 E9 \$ W14 S4 PTO=[YR=2004] W8 S9 E8 N9 \$ S12 W4 S14 FOP=[YR=2004] W3 S10 E10 PTO=[YR=2004] S2 E5 N2 W5 \$ E15 N4 W18 N5 W4 N1 \$ S1 E4 S5 E18 S4 E4 FGR=[YR=2004] S20 E17 N1 E5 N22 W16 S3 W6 \$ E6 N3 E16 N37 \$ PTR= E15 DCK=[YR=2004] E12 S8 W4 FUS=[YR=2004] S7 E3 N6 E4 S12 E2 S8 W3 S2 W2 S8 W12 N12 W4 N12 E8 N7 E4 \$ W8 N8 \$ W15 \$ .