LOT 87
BEACHWOOD VILLAGE UNIT 1
PB 4/25-27

CORCORAN PETER THOMAS & SUZANNE PATRICIA
670 WASHINGTON ST
DUXBURY, MA 02332

2025

01-6N-29-0201-0087-0000

BUILDING CHARACTERISTICS

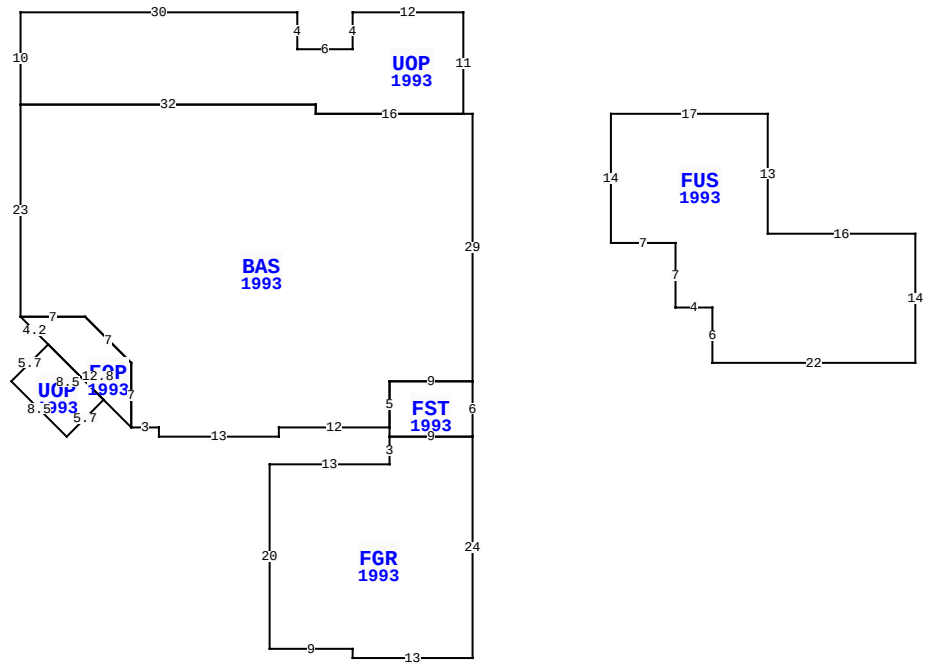
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,535	100	1993	1,535	229,647
FGR	480	55	1993	264	39,496
FOP	60	30	1993	18	2,693
FST	54	55	1993	30	4,488
FUS	568	100	1993	568	84,977
UOP	48	20	1993	10	1,496
UOP	472	20	1993	94	14,063
TOTALS	3,217			2,519	376,860

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,519	113.4000	179.17	451,329	1991	1991	0	0	0	16.50	83.50

1 SFR CUST – 0% - 2025 Heated Area: 2103 HX Base Yr



42 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	376,860
TOTAL MARKET OB/XF VALUE	4,895
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	831,755
SOH/AGL Deduction	0
ASSESSED VALUE	831,755
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	831,755
TOTAL JUST VALUE	831,755
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	921,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4139	NEW CONSTR	3,800	11/28/1990
6956	NEW CONSTR	4,400	09/21/1990
3540	H/AC	5,400	09/21/1990
6743	NEW CONSTR	151,400	09/17/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2759/766	12/31/2024	WD	Q	I	01	1,100,000
GRANTOR: SCINTO MICHAEL L & LA						
GRANTEE: CORCORAN PETER THOM						
2145/0723	8/22/2017	WD	Q	I	02	640,000
GRANTOR: AMOS PAUL S						
GRANTEE: SCINTO MICHAEL L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 UOP=[YR=1993] N11 W12 S4 W6 N4 W30 S10 E32 S1 E16 $ W16 N1 W32 S23 FOP=[YR=1993] D3 R3 UOP=[YR=1993] D4 L4 D6 R6 U4 R4 U6 L6 $ D9 R9 N7 U5 L5 W7$ E7 D5 R5 S7E3 S1 E13 N1 E12 FST=[YR=1993] S1 FGR=[YR=1993] S3 W13 S20 E9 S1 E13 N24 W9 $ E9 N6 W9 S5 $ N5 E9 N29 $ PTR=E15 FUS=[YR=1993] E17 S13 E16 S14 W22 N6 W4 N7 W7 N14 $ 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	1991	1991	3	68	1,360	
2	0812	CONCRETE C	0	0	0	0	1,059.00	SF	4.00	4.00	100	1991	1991	3	59.5	2,520	
3	1126	CB/STC 8"	0	0	10	8	80.00	SF	8.00	8.00	100	1991	1991	3	59.5	381	
4	1124	CB/STC 4"	0	0	0	0	164.00	SF	6.50	6.50	100	1991	1991	3	59.5	634	

LAND DESCRIPTION

TOTAL OB/XF 4,895

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	1.00	450,000.00	450,000.00	450,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS