LOT 88
BEACHWOOD VILLAGE UNIT 1
PB 4/25-27

BIVINS ELIZABETH ANN LIV TRUST/BIVINS ELIZABETH AN
44 LAUREL OAK
FERNANDINA BEACH, FL 32034

2025

01-6N-29-0201-0088-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

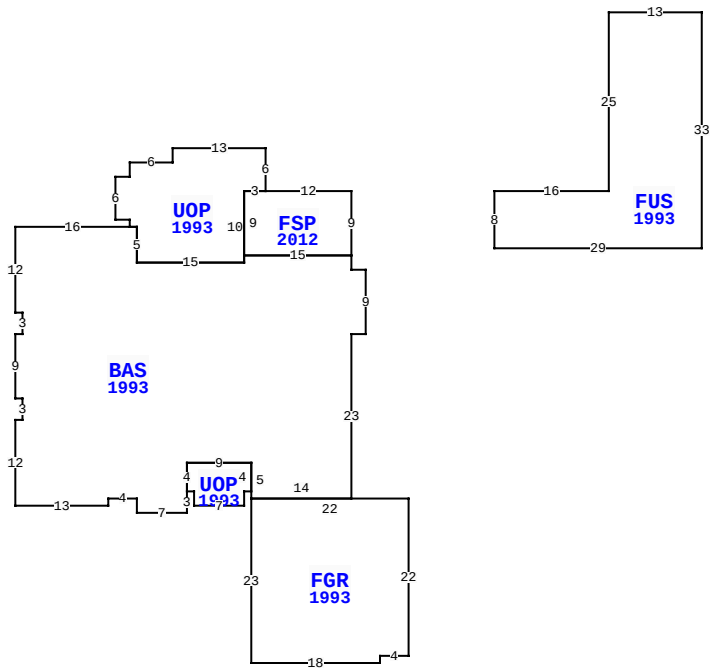
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 10
NEIGHBORHOOD/LOC 10001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,645	100	1993	1,645	282,776
FGR	502	55	1993	276	47,444
FSP	135	40	2012	54	9,283
FUS	557	100	1993	557	95,748
UOP	50	20	1993	10	1,719
UOP	269	20	1993	54	9,283
TOTALS	3,158			2,596	446,252

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,596	120.8880	191.00	495,836	1984	2004	0	0	0	10.00	90.00

1 SFR CUST – 100% - 2021 Heated Area: 2202 HX Base Yr 2021



44 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		446,252
TOTAL MARKET OB/XF VALUE		4,592
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		900,844
SOH/AGL Deduction		350,123
ASSESSED VALUE		550,721
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		499,999
TOTAL JUST VALUE		900,844
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		880,881

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213197	REPAIR/RRF	800	11/01/2012
B1225478	FAN	0	10/01/2012
B1226421	REMODEL	5,020	09/03/2012
B26000	REMODEL	4,500	05/01/2012
B970624	REPAIR/RRF	5,000	07/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2299/1329	8/21/2019	WD	Q	I	02	640,000
GRANTOR: BEAVIN THOMAS D & BAR						
GRANTEE: BIVINS ELIZABETH AN						
1386/0512	2/01/2006	WD	Q	I		480,000
GRANTOR: ALEXANDER THOMAS P &						
GRANTEE: BEAVIN THOMAS D & B						

BUILDING NOTES

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	100	0	0	1.00	UT	2,000.00	2,000.00	100	1984	1984	3	54	1,080	
2	0812	CONCRETE C	0	100	0	0	1,156.00	SF	4.00	4.00	100	1984	1984	3	41	1,896	
3	1126	CB/STC 8"	0	100	0	0	360.00	SF	8.00	8.00	100	1984	1984	3	41	1,181	
4	0855	CONC PAVER	0	100	0	0	113.00	SF	5.00	5.00	100	2000	2000	3	77	435	

BUILDING DIMENSIONS

FSP=[YR=2012] W12 UOP=[YR=1993] N6 W13 S2 W6 S2 W2 S6 E2 S1
BAS=[YR=1993] W16 S12 E1 S3 W1 S9 E1S3 W1 S12 E13 N1 E4 S2
E7 N3 UOP=[YR=1993] E1 S2 E7 N2 E1 N4 W9 S4$ N4 E9 S5
FGR=[YR=1993] S23 E18 N1 E4 N22 W22$ E14 N23 E2 N9 W2 N2 W15
S1 W15 N5 W1$ E1 S5 E15 N10 E3$ W3 S9 E15 N9$ PTR= E20
FUS=[YR=1993] E16 N25 E13 S33 W29 N8$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 4,592

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	1.00	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