

LOT 90
(EX OR 1932/1290)
BEACHWOOD VILLAGE UNIT 1

EDDY STEVEN L & JOAN M
47 LAUREL OAK
FERNANDINA BEACH, FL 32034

2025

01-6N-29-0201-0090-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAL	368	15
BAS	1,782	100
FGR	551	55
FOP	60	30
FOP	90	30
FSP	348	40
FUS	1,259	100
UOP	229	20
TOTALS	4,687	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	12	3,629	183.9060	290.57	1,054,479	1991	2020	0	0	2.00	98.00	
1 SFR CUST - 100% - 2023						Heated Area: 3041			HX Base Yr 2023			
BLD DATE							LGL DATE					
YR DATE							LAND DATE			05/07/2024		
INC DATE							AG DATE					
47 LAUREL OAK, FERNANDINA BEACH										MLU		

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1991
2	0812	CONCRETE C	0	100	0	0	141.00	SF	4.00	4.00	100	1991
3	1242	WD DECK A	0	100	0	0	126.00	SF	10.00	10.00	100	2013
4	1126	CB/STC 8"	0	100	0	0	42.00	SF	8.00	8.00	100	1991
5	0820	WOOD WALK	0	100	0	0	126.00	SF	11.75	11.75	100	2013
6	0445	BOX FNC 5'	0	100	0	0	20.00	LF	8.10	8.10	100	1991
7	0300	BOAT DCK W	0	100	0	0	106.00	SF	40.00	40.00	100	2013
8	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2013
9	1076	TRELLIS A	0	100	24	2	48.00	SF	15.00	15.00	100	2013
10	0855	CONC PAVER	0	100	0	0	810.00	SF	7.00	7.00	100	2013

LAND DESCRIPTION										TOTAL OB/XF										12,108									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPFH 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	1.20	450,000.00	540,000.00	540,000												
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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT		CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
																			VALUATION BY		STANDARD									
																			Tax Group: 5		Tax Dist:									
																			BUILDING MARKET VALUE		1,033,389									
																			TOTAL MARKET OB/XF VALUE		14,347									
																			TOTAL LAND VALUE - MARKET		540,000									
																			TOTAL MARKET VALUE		1,587,736									
																			SOH/AGL Deduction		128,549									
																			ASSESSED VALUE		1,459,187									
																			TOTAL EXEMPTION VALUE		HX HB		50,722							
																			BASE TAXABLE VALUE		1,408,465									
						TOTAL JUST VALUE		1,587,736																						
						NCON VALUE		0																						
						INCOME VALUE																								
						PREVIOUS YEAR MKT VALUE		1,540,787																						
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																									
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