

LOT 92
IN OR 1468/1340
BEACHWOOD VILLAGE UNIT 1

STRICKLAND DONNIE E & SHARON C
51 LAUREL OAK
FERNANDINA BEACH, FL 32034

2025

01-6N-29-0201-0092-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 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	2	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
BUD8 Adjustme	05	DIST 1A 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	2,010	100	1993	2,010	281,359
DCK	1,754	10	1993	175	24,497
FGR	484	55	1993	266	37,235
FUS	722	100	1993	722	101,065
TOTALS	4,970			3,173	444,155

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0300	BOAT DCK W	0	100	0	0	208.00	SF	40.00
2	0820	WOOD WALK	0	100	0	0	586.00	SF	11.75
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
4	0855	CONC PAVER	0	100	0	0	1,999.00	SF	7.00

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

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	3,173	106.7430	168.65	535,126	1982	1990	0	0
1 SFR CUST - 100% - 2008									
Heated Area: 2732									
HX Base Yr 2008									

51 LAUREL OAK, FERNANDINA BEACH				XF DATE						LAND DATE		05/07/2024	MLC
				INC DATE						AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
208.00	SF	40.00	40.00	100	1982	1982	3	20	1,664				
586.00	SF	11.75	11.75	100	1982	1982	3	40	2,754				
1.00	UT	2,000.00	2,000.00	100	1982	1982	3	49	980				
1,999.00	SF	7.00	7.00	100	2002	2002	3	80	11,194				