

LOT 94
BEACHWOOD VILLAGE UNIT 1
PB 4/25-27

SMITH MARIE C
55 LAUREL OAK
FERNANDINA BEACH, FL 32034

2025

01-6N-29-0201-0094-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	16	WD FR STUC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

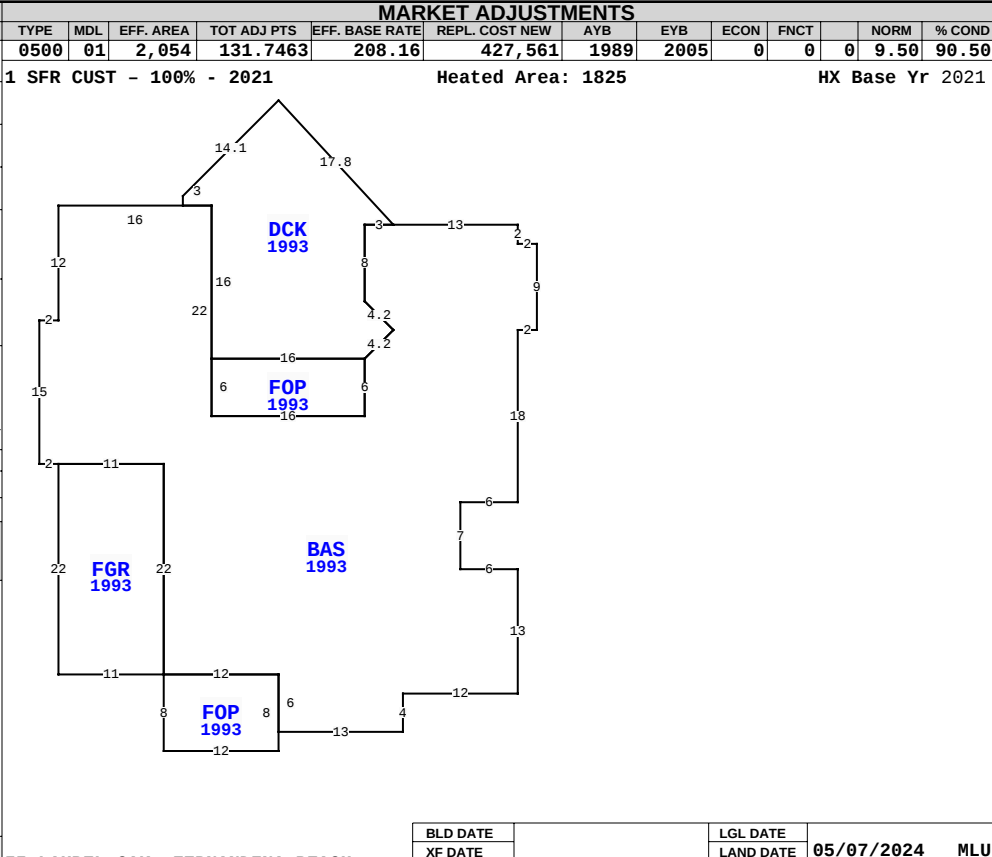
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

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	1,825	100	1993	1,825	343,802
DCK	385	10	1993	38	7,159
FGR	242	55	1993	133	25,055
FOP	96	30	1993	29	5,463
FOP	96	30	1993	29	5,463
TOTALS	2,644			2,054	386,943

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0810	CONCRETE A	0	100	0	0	753.00	SF	6.50
3	0858	SCULP CONC	0	100	0	0	494.00	SF	13.00
4	1242	WD DECK A	0	100	5	5	25.00	SF	10.00
5	0445	BOX FNC 5'	0	100	0	0	14.00	LF	8.10
6	0446	BOX FNC 6'	0	100	0	0	14.00	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



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

TOTAL OB/XF									
9,471									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		386,943	
TOTAL MARKET OB/XF VALUE		9,471	
TOTAL LAND VALUE - MARKET		450,000	
TOTAL MARKET VALUE		846,414	
SOH/AGL Deduction		408,406	
ASSESSED VALUE		438,008	
TOTAL EXEMPTION VALUE		HX HB WX	55,722
BASE TAXABLE VALUE		382,286	
TOTAL JUST VALUE		846,414	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		829,077	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9401300	REMODEL	12,000	09/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2412/1484	11/30/2020	WD	Q	I	02	595,000
GRANTOR: PIERDILUCA GAIL A						
GRANTEE: SMITH MARIE C						
1698/0938	9/03/2010	WD	Q	I	02	505,000
GRANTOR: PAVEY KAREN K JACKSON						
GRANTEE: PIERDILUCA GAIL A						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W2 N2 W13 DCK=[YR=1993] U13 L12 L10 D10 S1 E3 S16 FOP=[YR=1993] S6 E16 N6 W16 \$ E16 U3 R3 U3 L3 N8 E3\$ W3 S8 R3 D3 D3 L3 S6 W16 N22 W16 S12 W2 S15 E2 FGR=[YR=1993] S22 E11 FOP=[YR=1993] S8 E12 N8 W12 \$ N22 W11 \$ E11 S22E12 S6 E13 N4 E12 N13 W6 N7 E6N18 E2 N9 \$.									