LOT 95
IN OR 2172/1560
BEACHWOOD VILLAGE UNIT 1

KATIE COMPANY LLC
9623 ROXBORO RD
BAHAMA, NC 27503

2025

01-6N-29-0201-0095-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

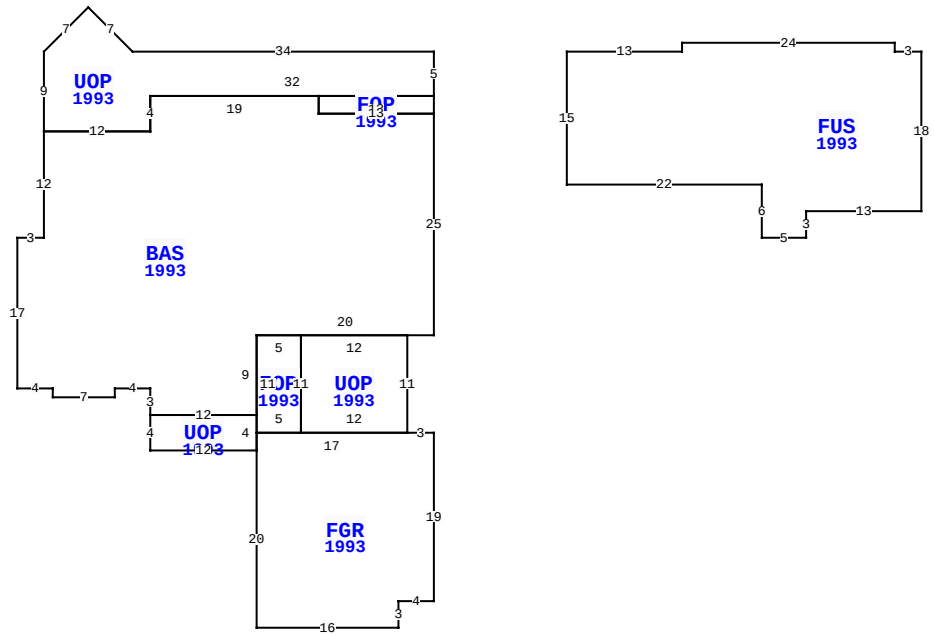
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	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	1,352	100	1993	1,352	204,754
FGR	428	55	1993	235	35,590
FOP	26	30	1993	8	1,212
FOP	55	30	1993	16	2,424
FUS	693	100	1993	693	104,952
UOP	48	20	1993	10	1,515
UOP	132	20	1993	26	3,937
UOP	293	20	1993	59	8,935
TOTALS	3,027			2,399	363,318

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,399	118.3350	186.97	448,541	1986	1986	0	0	0	19.00	81.00

1 SFR CUST – 0% - 0 Heated Area: 2045 HX Base Yr



57 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	363,318
TOTAL MARKET OB/XF VALUE	6,689
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	820,007
SOH/AGL Deduction	192,230
ASSESSED VALUE	627,777
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	627,777
TOTAL JUST VALUE	820,007
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	803,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2172/1560	1/25/2018	WD	Q	I	01	451,000
GRANTOR: MOORE ROGER D & EDITH						
GRANTEE: KATIE COMPANY LLC						
0801/1971	8/04/1997	WD	Q	I		249,000
GRANTOR: HANNA CLAIRE E						
GRANTEE: MOORE ROGER D & EDI						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W34 U5 L5 L5 D5 S9 BAS=[YR=1993] S12 W3 S17 E4 S1 E7 N1 E4 S3 UOP=[YR=1993] S4 E12 FGR=[YR=1993] S20 E16 N3 E4 N19 W3 UOP=[YR=1993] N11 W12 FOP=[YR=1993] W5 S11 E5 N11 $ S11 E12 $ W17 S2 $ N4 W12 $ E12 N9 E20 N25 FOP=[YR=1993] N2 W13 S2 E13 $ W13 N2 W19 S4 W12 $ E12 N4 E32 N5 $ PTR= E15 FUS=[YR=1993] E13 N1 E24 S1 E3 S18 W13 S3 W5 N6 W22 N15 $ 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	1986	1986	3	58	1,160	
2	0875	HOT TUB	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1986	1986	3	20	240	
3	0812	CONCRETE C	0	0	0	0	1,114.00	SF	4.00	4.00	100	1986	1986	3	47	2,094	
4	0825	BRICK	0	0	0	0	219.00	SF	12.50	12.50	100	1986	1986	3	81	2,217	
5	1126	CB/STC 8"	0	0	0	0	260.00	SF	8.00	8.00	100	1986	1986	3	47	978	

LAND DESCRIPTION

TOTAL OB/XF 6,689

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