LOT 96
IN OR 1710/1131
BEACHWOOD VILLAGE UNIT 1

KATHLEEN PORTER TRUST/PORTER KATHLEEN G TRUSTEE
59 LAUREL OAK RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-0201-0096-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

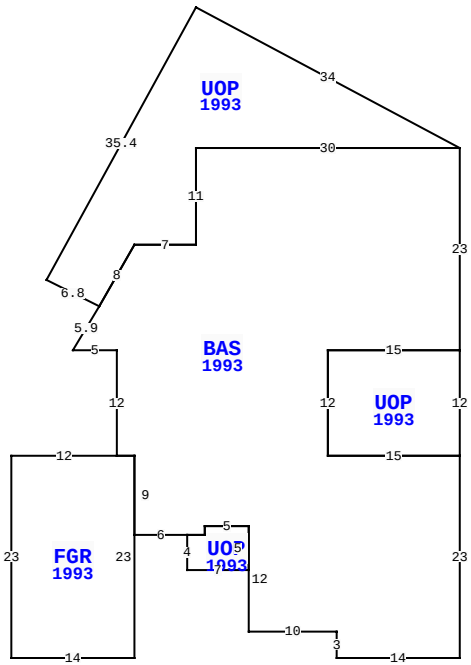
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,738	100	1993	1,738	265,836
FGR	322	55	1993	177	27,073
UOP	33	20	1993	7	1,071
UOP	180	20	1993	36	5,506
UOP	483	20	1993	97	14,837
TOTALS	2,756			2,055	314,324

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,055	115.2480	182.09	374,195	1984	1988	0	0	0	16.00	84.00

1 SFR CUST – 0% - 0 Heated Area: 1738 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024 MLU
INC DATE		AG DATE	

59 LAUREL OAK, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	314,324
TOTAL MARKET OB/XF VALUE	2,582
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	766,906
SOH/AGL Deduction	197,818
ASSESSED VALUE	569,088
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	569,088
TOTAL JUST VALUE	766,906
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	752,028

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22698	REMODEL	4,000	07/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1710/1131	11/02/2010	WD	U	I	11	100
GRANTOR: PORTER WILLIAM A & KA						
GRANTEE: PORTER KATHLEEN G &						
0633/0892	8/13/1991	WD	Q	I		180,000
GRANTOR: HALLEY HARRY & E						
GRANTEE: PORTER WM & KATHY						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] U16 L30 D31 L17 R6 D3 BAS=[YR=1993] D5 L3 E5 S12 FGR=[YR=1993] W12 S23 E14 N23 W2$ E2 S9 E6
UOP=[YR=1993] S4 E7 N5 W5 S1 W2$ E2 N1 E5 S12 E10 S3 E14 N23
UOP=[YR=1993] N12 W15 S12 E15$ W15 N12 E15 N23 W30 S11 W7 D7 L4 $ U7 R4 E7 N11 E30$.

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	1984	1984	3	54	1,080	
2	0850	PEBBLE WLK	0	0	0	0	140.00	SF	3.50	3.50	100	1984	1984	3	41	201	
3	0811	CONCRETE B	0	0	0	0	610.00	SF	5.20	5.20	100	1984	1984	3	41	1,301	

LAND DESCRIPTION

TOTAL OB/XF 2,582

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 11/06/2019 BY DJA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS