LOT 98
BEACHWOOD VILLAGE UNIT 1
PB 4/25-27

**BRAND OTTO REINIER & KARIN ILONA**
54 LAUREL OAK RD
FERNANDINA BEACH, FL 32034

**2025**

**01-6N-29-0201-0098-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

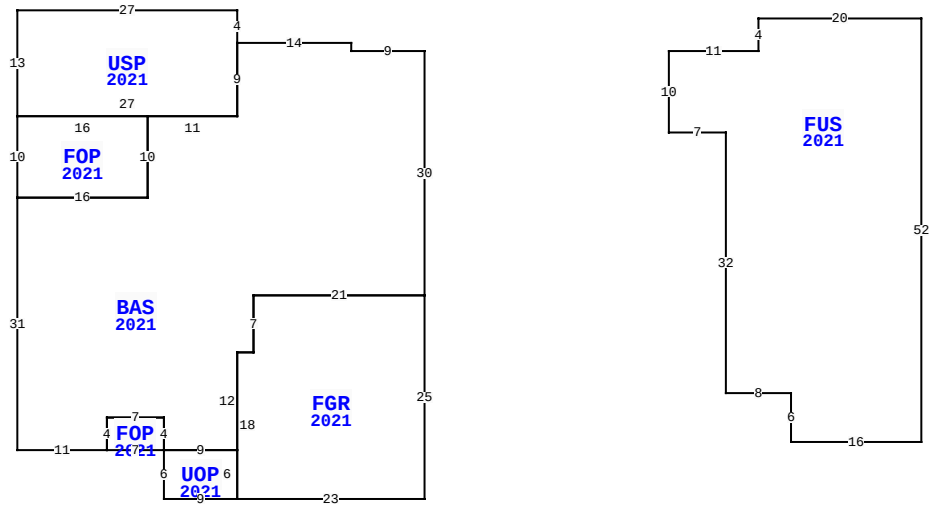
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 50 |
| Exterior Wall | 16 | WD FR STUC 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 12 | HARDWOOD 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| Units | | 0 100 |
| 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 | 1,637 | 100 | 2021 | 1,637 | 387,646 |
| FGR | 561 | 55 | 2021 | 309 | 73,172 |
| FOP | 28 | 30 | 2021 | 8 | 1,894 |
| FOP | 160 | 30 | 2021 | 48 | 11,366 |
| FUS | 1,254 | 100 | 2021 | 1,254 | 296,950 |
| UOP | 54 | 20 | 2021 | 11 | 2,605 |
| USP | 351 | 30 | 2021 | 105 | 24,864 |
| TOTALS | 4,045 | | | 3,372 | 798,498 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 3,372 | 151.7724 | 239.80 | 808,606 | 2021 | 2021 | 0 | 0 | 0 | 1.25 | 98.75 |

1 SFR CUST – 100% - 2022 Heated Area: 2891 HX Base Yr 2022




54 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 | | 798,498 |
| TOTAL MARKET OB/XF VALUE | | 14,038 |
| TOTAL LAND VALUE - MARKET | | 450,000 |
| TOTAL MARKET VALUE | | 1,262,536 |
| SOH/AGL Deduction | | 309,636 |
| ASSESSED VALUE | | 952,900 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 902,178 |
| TOTAL JUST VALUE | | 1,262,536 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,225,950 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20201734 | NEW CONSTR | 0 | 12/01/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2389/0655 | 8/31/2020 | WD | Q | V | 01 | 228,800 |
| GRANTOR: LEVY RICHARD L & LIND | | | | | | |
| GRANTEE: BRAND OTTO REINIER | | | | | | |
| 2022/0218 | 1/05/2016 | WD | Q | V | 01 | 160,000 |
| GRANTOR: NORTON GEORGE & PATRI | | | | | | |
| GRANTEE: LEVY RICHARD L & LI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2021] W9 N1 W14 USP=[YR=2021] N4 W27 S13 FOP=[YR=2021] S10 E16 N10 W16 $ E27 N9 $ S9 W11 S10 W16 S31 E11 FOP=[YR=2021] E7 N4 W7 S4 $ N4 E7 S4 UOP=[YR=2021] S6 E9 FGR=[YR=2021] E23 N25 W21 S7 W2 S18 $ N6 W9 $ E9 N12 E2 N7 E21 N30 $ PTR= E30 FUS=[YR=2021] E11 N4 E20 S52 W16 N6 W8N32 W7 N10 $ W30 $.

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 2.00 | UT | 3,500.00 | 3,500.00 | 100 | 2021 | 2021 | 3 | 99 | 6,930 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 718.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 99 | 7,108 | |

## LAND DESCRIPTION

TOTAL OB/XF 14,038

| 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 | 100 | | 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 12/08/2021 BY RK Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS