LOT 100
BEACHWOOD VILLAGE UNIT 1
PB 4/25-27

BEARAK ARLEENE F
58 LAUREL OAK
FERNANDINA BEACH, FL 32034

2025

01-6N-29-0201-0100-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

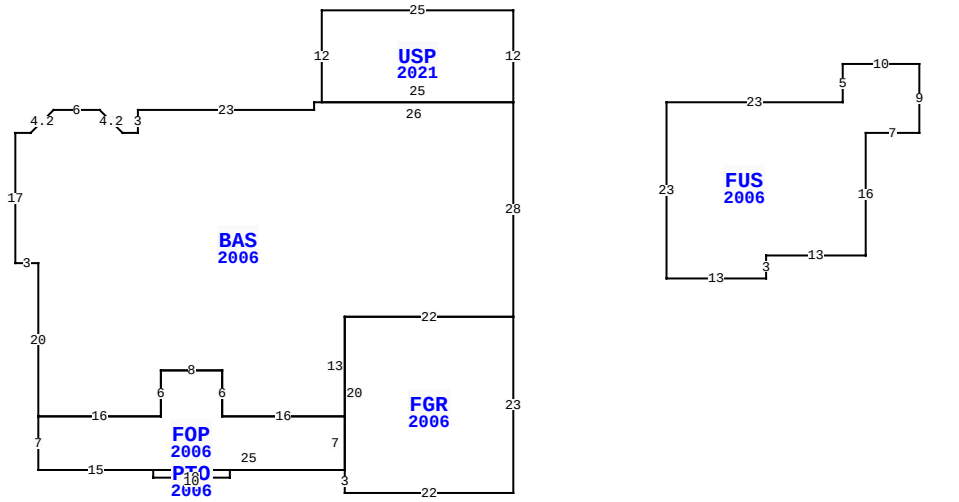
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 10
NEIGHBORHOOD/LOC 10001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,211	100	2006	2,211	350,090
FGR	506	55	2006	278	44,019
FOP	328	30	2006	98	15,517
FUS	637	100	2006	637	100,863
PTO	10	5	2006	0	0
USP	300	30	2021	90	14,251
TOTALS	3,992			3,314	524,739

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,314	110.1240	174.00	576,636	2006	2006	0	0	0	9.00	91.00

1 SFR CUST – 100% - 2020 Heated Area: 2848 HX Base Yr 2020



58 LAUREL OAK, FERNANDINA BEACH

BLD DATE	01/10/2007	KK	LGL DATE		
XF DATE	01/10/2007	KK	LAND DATE	05/07/2024	MLU
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		524,739
TOTAL MARKET OB/XF VALUE		9,842
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		984,581
SOH/AGL Deduction		433,233
ASSESSED VALUE		551,348
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		495,626
TOTAL JUST VALUE		984,581
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		960,881

PERMIT NUM	DESCRIPTION	AMT	ISSUED
210730	ADDITION	0	02/01/2021
M11418	MECH OTHER	0	04/01/2006
E16840	ELEC OTHER	2,000	02/01/2006
P1077	OTHER	0	02/01/2006
C16827	CO ISSUED	465,000	12/01/2005
R08722	REPAIR/RRF	7,000	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2307/1888	9/30/2019	WD	Q	I	01	650,000
GRANTOR: PRICE LIVING TRUST						
GRANTEE: BEARAK ARLEENE F						
1565/1132	5/08/2008	WD	Q	I	01	100
GRANTOR: PRICE RONALD F & DEBO						
GRANTEE: PRICE RONALD F & DE						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2021] N12 W25 S12 E25$ BAS=[YR=2006] W26S1W23S3W2 U3 L3 W6 L3 D3 W2S17E3S20FOP=[YR=2006] S7E15 PTO=[YR=2006] S1E10N1W10$E25FGR=[YR=2006] S3E22N23W22S20$N7W16N6W8S6W16$ E16N6E8S6E16N13E22N28$ PTR=E20 FUS=[YR=2006] E23N5E10S9W7S16W13S3 W13N23$ W20$.

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	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	
2	0811	CONCRETE B	0	100	0	0	818.00	SF	5.20	5.20	100	2006	2006	3	86	3,658	
3	0810	CONCRETE A	0	100	0	0	189.00	SF	6.50	6.50	100	2006	2006	3	86	1,057	
4	0810	CONCRETE A	0	100	0	0	461.00	SF	6.50	6.50	100	2006	2006	3	86	2,577	
5	0444	BOX FNC 4'	0	100	0	0	23.00	LF	6.50	6.50	100	2006	2006	3	24	36	
6	0810	CONCRETE A	0	100	8	4	32.00	SF	6.50	6.50	100	2006	2006	3	86	179	
7	1242	WD DECK A	0	100	12	4	48.00	SF	10.00	10.00	100	2006	2006	3	24	115	
8	1126	CB/STC 8"	0	100	8	8	64.00	SF	8.00	8.00	100	2006	2006	3	86	440	

LAND DESCRIPTION

TOTAL OB/XF 9,842

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 02/07/2022 BY RK Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS