LOT 101
BEACHWOOD VILLAGE #2 PBK 4/35

MYERS RICHARD P & JENNIFER L
22 BEACHWOOD RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-0202-0101-0000

BUILDING CHARACTERISTICS

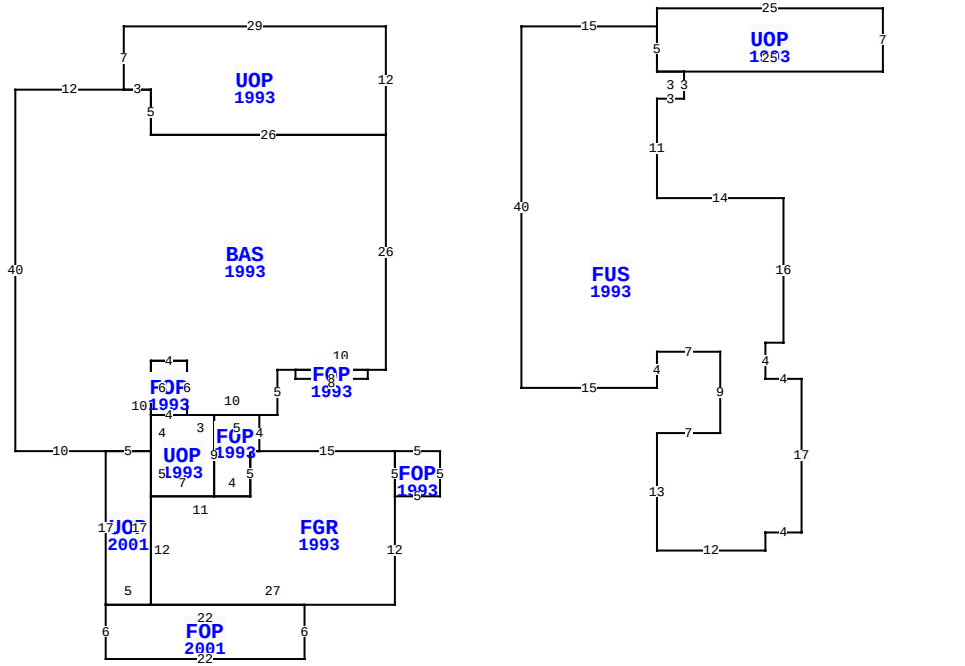
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,322	100	1993	1,322	185,476
FGR	404	55	1993	222	31,146
FOP	8	30	1993	2	281
FOP	24	30	1993	7	982
FOP	25	30	1993	8	1,122
FOP	40	30	1993	12	1,684
FOP	132	30	2001	40	5,612
FUS	1,114	100	1993	1,114	156,294
UOP	63	20	1993	13	1,824
UOP	175	20	1993	35	4,910
TOTALS	3,725			2,859	401,117

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,859	107.6300	170.06	486,202	1984	1989	0	0	0	17.50	82.50

1 SFR CUST – 100% - 2022 Heated Area: 2436 HX Base Yr 2022



** This building has 12 Sub-Areas

22 BEACH WOOD RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		401,117
TOTAL MARKET OB/XF VALUE		5,508
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		906,625
SOH/AGL Deduction		212,456
ASSESSED VALUE		694,169
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		643,447
TOTAL JUST VALUE		906,625
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		888,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20218866	REPAIR/RRF	15,350	08/01/2021
R013367	REPAIR/RRF	0	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2428/0444	1/21/2021	WD	Q	I	01	610,000
GRANTOR: SALTMARSH ERNEST O						
GRANTEE: MYERS RICHARD P & J						
0949/0001	9/12/2000	WD	U	I		265,000
GRANTOR: ATTON ANGELA N						
GRANTEE: SALTMARSH ERNEST O						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W29 S7 BAS=[YR=1993] W12 S40 E10UOP=[YR=2001] S17 FOP=[YR=2001] S6 E22 N6 W22 $ E5 N17 W5 $ E5 UOP=[YR=1993] S5 FGR=[YR=1993] S12 E27N12 FOP=[YR=1993] E5 N5 W5 S5$ N5 W15 FOP=[YR=1993] N4 W5 S9 E4 N5 E1$W1 S5 W11$ E7 N9 W3 FOP=[YR=1993] N6W4 S6 E4$ W4 S4$ N10 E4 S6E10 N5 E2 FOP=[YR=1993] S1 E8 N1 W8$ E10N26 W26 N5 W3$ E3 S5 E26 N12$ PTR= E15 FUS=[YR=1993] E15 UOP=[YR=1993] N2E25 S7 W25 N5$ S5 E3 S3 W3 S11E14 S16 W2 S4 E4 S17 W4 S2 W12N13 E7 N9 W7 S4 W15 N40$ 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	100	0	0	1.00	UT	2,000.00	2,000.00	100	1984	1984	3	54	1,080	
2	0812	CONCRETE C	0	100	0	0	1,844.00	SF	4.00	4.00	100	1984	1984	3	41	3,024	
3	0820	WOOD WALK	0	100	0	0	205.00	SF	11.75	11.75	100	1984	1984	3	40	964	
4	1242	WD DECK A	0	100	0	0	75.00	SF	10.00	10.00	100	1984	1984	3	20	150	
5	1242	WD DECK A	0	100	0	0	145.00	SF	10.00	10.00	100	2001	2001	3	20	290	

LAND DESCRIPTION

TOTAL OB/XF 5,508

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	500,000.00	500,000.00	500,000							

REVIEW DATE 11/23/2021 BY RKA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS