

LOT 102
BEACHWOOD VILLAGE UNIT 2
PB 4/35 & 36

ADRIAN JAMES M & TERRI ANN
9 SIGNAL LANE
WESTPORT, CT 06880

2025

01-6N-29-0202-0102-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS														NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 5																	
Exterior Wall	10	ABOVE AVG 100	0500	12	3,930	218.8620	345.80	1,358,994	2021	2021	0	0	0	1.00	99.00	VALUATION BY STANDARD																	
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 0% - 0														Heated Area: 3194																
Roof Cover	13	STAND SEAM 100															HX Base Yr																
Interior Wall	05	DRYWALL 100																															
Interior Floo	12	HARDWOOD 100																															
Air Condition	03	CENTRAL 100																															
Heating Type	04	AIR DUCTED 100																															
Bedrooms		4 100																															
Bathrooms		4.5 100																															
Frame	02	WOOD FRAME 100																															
Stories	2.	2. 100																															
Units		0 100																															
Quality			05	Quality Level 05																													
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	2,205	100	2021	2,205	754,864																												
FGR	832	55	2021	458	156,792																												
FOP	64	30	2021	19	6,504																												
FOP	80	30	2021	24	8,216																												
FOP	540	30	2021	162	55,460																												
FUS	864	100	2021	864	295,783																												
PTO	281	5	2021	14	4,793																												
SFB	156	80	2021	125	42,793																												
STR	108	10	2021	11	3,766																												
UOP	12	20	2021	2	685																												
TOTALS	5,374			3,930	345,404																												
EXTRA FEATURES						24 BEACH WOOD RD, FERNANDINA BEACH																											
L N	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	2.00	UT	2,000.00	2,000.00	100	2021	2021	3	99	3,960																	
2	0855	CONC PAVER	0	0	0	0	2,389.00	SF	10.00	10.00	100	2021	2021	3	99	23,651																	
3	0855	CONC PAVER	0	0	0	0	300.00	SF	10.00	10.00	100	2021	2021	3	99	2,970																	
4	1126	CB/STC 8"	0	0	0	0	219.00	SF	8.00	8.00	100	2021	2021	3	99	1,734																	
5	1076	TRELLIS A	0	0	10	7	70.00	SF	7.50	7.50	100	2021	2021	3	93	488																	
6	0861	POOL GUNIT	0	0	12	21	252.00	SF	85.00	85.00	100	2021	2021	3	93	19,921																	
7	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	90	1,800																	
TOTAL OB/XF 54,524																																	
LAND DESCRIPTION																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE																
1	000100	C	RES	0		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 11/08/2021 BY DJ Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS																																	