

LOT 103  
BEACHWOOD VILLAGE UNIT 2  
PB 4/35 & 36

PALM CHARLES RICHARD/ZIEHM JACALYN JO  
26 BEACH WOOD ROAD  
FERNANDINA BEACH, FL 32034

2025

01-6N-29-0202-0103-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 12 | CEDAR 60       |
| Exterior Wall            | 16 | WD FR STUC 40  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 11 | CLAY TILE 60   |
| Interior Floo            | 14 | CARPET 40      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 3  | 100            |
| Bathrooms                | 2  | 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 |          |    |

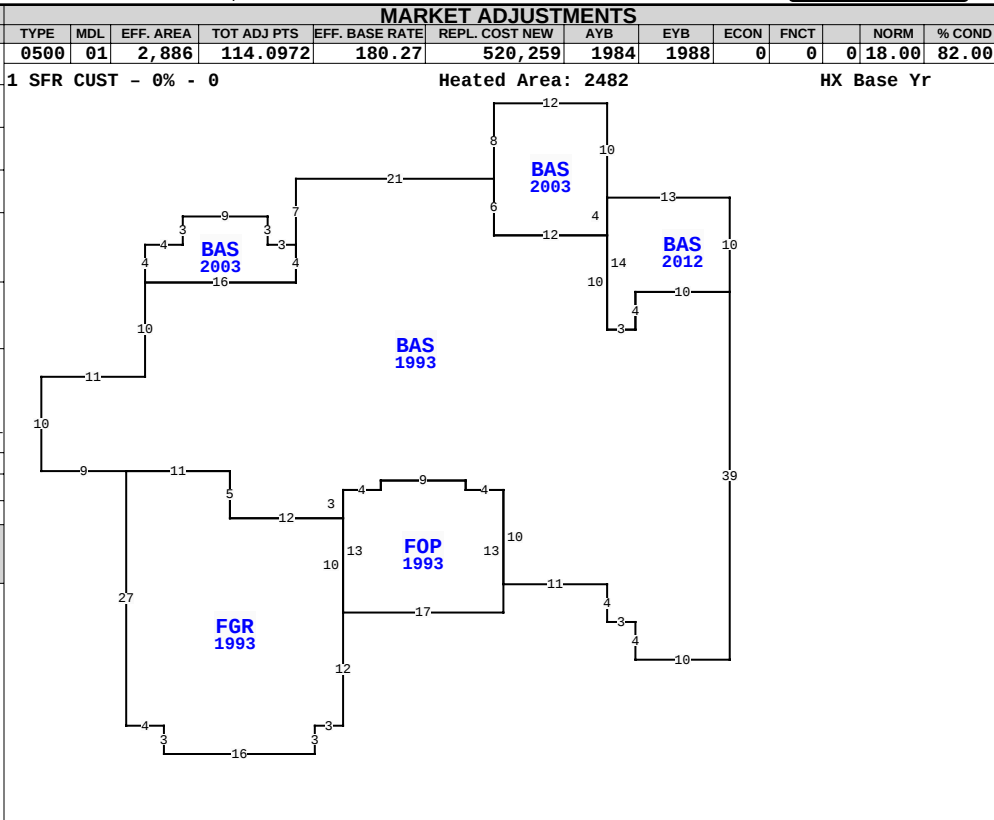
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,081            | 100         | 1993 | 2,081        | 307,616              |
| BAS       | 91               | 100         | 2003 | 91           | 13,452               |
| BAS       | 168              | 100         | 2003 | 168          | 24,834               |
| BAS       | 142              | 100         | 2012 | 142          | 20,990               |
| FGR       | 609              | 55          | 1993 | 335          | 49,520               |
| FOP       | 230              | 30          | 1993 | 69           | 10,200               |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 3,321 |  |  | 2,886 | 426,612 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |          |    |          |
|----------------|------------|-------------|-----|-----|----|----|----------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R    |
| 1              | 0504       | FP-ELECTRI  | 0   | 0   | 0  | 0  | 1.00     | UT | 2,000.00 |
| 2              | 0446       | BOX FNC 6'  | 0   | 0   | 0  | 0  | 16.00    | LF | 20.00    |
| 3              | 1075       | TRELLIS G   | 0   | 0   | 8  | 16 | 128.00   | SF | 35.00    |
| 4              | 0835       | QUARY TILE  | 0   | 0   | 16 | 7  | 112.00   | SF | 10.00    |
| 5              | 0835       | QUARY TILE  | 0   | 0   | 0  | 0  | 205.00   | SF | 10.00    |
| 6              | 0855       | CONC PAVER  | 0   | 0   | 0  | 0  | 394.00   | SF | 7.00     |
| 7              | 0855       | CONC PAVER  | 0   | 0   | 0  | 0  | 2,039.00 | SF | 7.00     |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 0   |     | RSF-1    | 0.00  | 0.00  | 1.00        |

REVIEW DATE 05/12/2019 BY KBA



|                                    |
|------------------------------------|
| 26 BEACH WOOD RD, FERNANDINA BEACH |
|------------------------------------|

| TOTAL OB/XF |            |             |     |     |    |    |          |    |          |
|-------------|------------|-------------|-----|-----|----|----|----------|----|----------|
| L N         | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R    |
| 1           | 0504       | FP-ELECTRI  | 0   | 0   | 0  | 0  | 1.00     | UT | 2,000.00 |
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| 4           | 0835       | QUARY TILE  | 0   | 0   | 16 | 7  | 112.00   | SF | 10.00    |
| 5           | 0835       | QUARY TILE  | 0   | 0   | 0  | 0  | 205.00   | SF | 10.00    |
| 6           | 0855       | CONC PAVER  | 0   | 0   | 0  | 0  | 394.00   | SF | 7.00     |
| 7           | 0855       | CONC PAVER  | 0   | 0   | 0  | 0  | 2,039.00 | SF | 7.00     |

| TOTAL OB/XF |            |             |     |     |    |    |          |    |          |
|-------------|------------|-------------|-----|-----|----|----|----------|----|----------|
| L N         | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R    |
| 1           | 0504       | FP-ELECTRI  | 0   | 0   | 0  | 0  | 1.00     | UT | 2,000.00 |
| 2           | 0446       | BOX FNC 6'  | 0   | 0   | 0  | 0  | 16.00    | LF | 20.00    |
| 3           | 1075       | TRELLIS G   | 0   | 0   | 8  | 16 | 128.00   | SF | 35.00    |
| 4           | 0835       | QUARY TILE  | 0   | 0   | 16 | 7  | 112.00   | SF | 10.00    |
| 5           | 0835       | QUARY TILE  | 0   | 0   | 0  | 0  | 205.00   | SF | 10.00    |
| 6           | 0855       | CONC PAVER  | 0   | 0   | 0  | 0  | 394.00   | SF | 7.00     |
| 7           | 0855       | CONC PAVER  | 0   | 0   | 0  | 0  | 2,039.00 | SF | 7.00     |

Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000

| NASSAU COUNTY PROPERTY    |           |  |  |  |  |  |  |  |  |
|---------------------------|-----------|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY         |           |  |  |  |  |  |  |  |  |
| VALUATION BY              | STANDARD  |  |  |  |  |  |  |  |  |
| Tax Group: 5              | Tax Dist: |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     | 426,612   |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  | 19,393    |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET | 500,000   |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        | 946,005   |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         | 129,312   |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            | 816,693   |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     | 0         |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        | 816,693   |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          | 946,005   |  |  |  |  |  |  |  |  |
| NCON VALUE                | 0         |  |  |  |  |  |  |  |  |
| INCOME VALUE              |           |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   | 927,397   |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B25482     | ADDITION    | 12,349 | 01/01/2012 |
| E24501     | NEW CONSTR  | 0      | 01/01/2012 |
| E0209477   | REMODEL     | 1,200  | 04/01/2002 |

| SALES DATA                   |           |              |        |        |           |               |  |
|------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number         | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2777/1688                    | 3/31/2025 | WD           | Q      | I      | 01        | 1,150,000     |  |
| GRANTOR:HUTCHENS KATHERINE A |           |              |        |        |           |               |  |
| GRANTEE:PALM CHARLES RICHA   |           |              |        |        |           |               |  |
| 2201/0757                    | 5/30/2018 | WD           | Q      | I      | 02        | 557,000       |  |
| GRANTOR:CLUCAS MARIA G       |           |              |        |        |           |               |  |
| GRANTEE:HUTCHENS KATHERINE   |           |              |        |        |           |               |  |

| BUILDING NOTES                                                                                                                                                                                                                                                                                                                               |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2012] W13 BAS=[YR=2003] N10 W12 S8 BAS=[YR=1993] W21 S7BAS=[YR=2003] W3 N3 W9 S3 W4 S4 E16 N4\$ S4 W16 S10 W11 S10 E9 FGR=[YR=1993] S27 E4 S3 E16 N3 E3 N12 FOP=[YR=1993] E17 N13 W4 N1 W9 S1 W4 S13\$ N10 W12 N5 W11\$ E11S5 E12 N3 E4 N1 E9 S1 E4 S10 E11 S4 E3 S4 E10 N39 W10 S4 W3 N10 W12 N6\$ S6 E12 N4\$ S14 E3 N4 E10 N10\$. |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                          |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2012] W13 BAS=[YR=2003] N10 W12 S8 BAS=[YR=1993] W21 S7BAS=[YR=2003] W3 N3 W9 S3 W4 S4 E16 N4\$ S4 W16 S10 W11 S10 E9 FGR=[YR=1993] S27 E4 S3 E16 N3 E3 N12 FOP=[YR=1993] E17 N13 W4 N1 W9 S1 W4 S13\$ N10 W12 N5 W11\$ E11S5 E12 N3 E4 N1 E9 S1 E4 S10 E11 S4 E3 S4 E10 N39 W10 S4 W3 N10 W12 N6\$ S6 E12 N4\$ S14 E3 N4 E10 N10\$. |  |  |  |  |  |  |  |  |  |