LOT 107 & S-1 OF LOT 108
BEACHWOOD VILLAGE UNIT 2
PB 4/35 & 36

FLORIDA HOUSE TRUST/ADELMAN MICHAEL O TRUSTEE
9 FOXTAIL RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-0202-0107-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

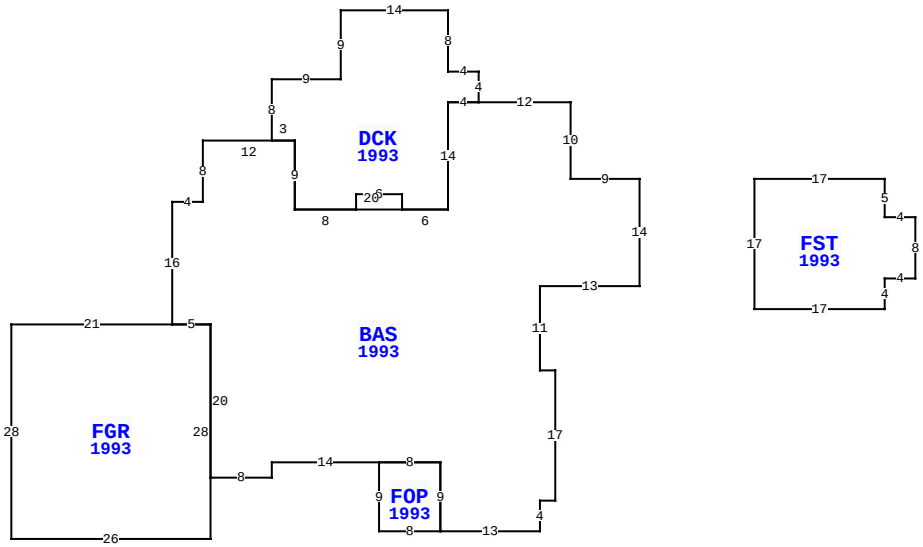
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,175	100	1993	2,175	326,358
DCK	506	10	1993	51	7,653
FGR	728	55	1993	400	60,020
FOP	72	30	1993	22	3,301
FST	321	55	1993	177	26,558
TOTALS	3,802			2,825	423,890

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,825	116.5248	184.11	520,111	1987	1987	0	0	0	18.50	81.50

1 SFR CUST – 100% - 2024 Heated Area: 2175 HX Base Yr 2024



9 FOXTAIL RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		423,890
TOTAL MARKET OB/XF VALUE		17,731
TOTAL LAND VALUE - MARKET		750,000
TOTAL MARKET VALUE		1,191,621
SOH/AGL Deduction		0
ASSESSED VALUE		1,191,621
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,140,899
TOTAL JUST VALUE		1,191,621
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,173,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP 3888	N/A	89,500	02/19/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2525/0836	12/28/2021	WD	U	I	11	100
GRANTOR: ADELMAN MICHAEL O						
GRANTEE: FLORIDA HOUSE TRUST						
2425/0544	1/06/2021	WD	U	I	16	100
GRANTOR: ADELMAN ROBERT P & JU						
GRANTEE: ADELMAN MICHAEL O						

BUILDING NOTES

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	1987	1987	3	60	1,200	
3	0444	BOX FNC 4'	0	100	0	0	10.00	LF	6.50	6.50	100	1987	1987	3	20	13	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	1987	1987	3	23	69	
5	0855	CONC PAVER	0	100	0	0	2,701.00	SF	7.00	7.00	100	2007	2007	3	87	16,449	

BUILDING DIMENSIONS

BAS=[YR=1993] W9 N10 W12DCK=[YR=1993] N4 W4 N8 W14 S9 W9 S8 E3 S9 E20 N14 E4 $ W4 S14 W6 N2 W6 S2 W8 N9 W12 S8 W4 S16
FGR=[YR=1993] W21 S28 E26 N28 W5 $ E5 S20 E8 N2 E14
FOP=[YR=1993] S9 E8N9 W8 $ E8 S9 E13 N4 E2 N17 W2N11 E13 N14 $ PTR= E15 FST=[YR=1993] E17 S5 E4 S8 W4 S4 W17N17 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 17,731

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							
2	000100	C	RES	100		RSF-1	0.00	0.00	0.50	LT		1.00	1.00	1.00	500,000.00	500,000.00	250,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 750,000 Market: 0 Agricultural: 0 Common: 750,000 PRINTED 07/30/2025 BY SYS