LOT 2
IN OR 2164/1492
BEACHWOOD VILLAGE #3 PB 6/70

TARBIS NANCY C/PERTSCH KIMBERLY T
46 BEACH WOOD RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-0203-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

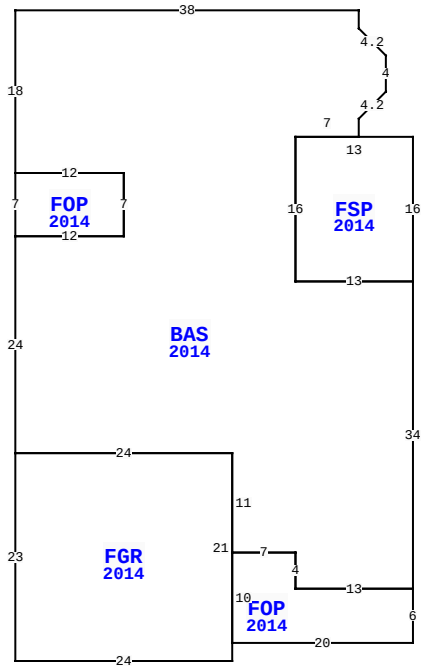
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,073	100	2014	2,073	349,539
FGR	552	55	2014	304	51,259
FOP	84	30	2014	25	4,215
FOP	148	30	2014	44	7,419
FSP	208	40	2014	83	13,995
TOTALS	3,065			2,529	426,427

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,529	111.7440	176.56	446,520	2014	2014	0	0	0	4.50	95.50

1 SFR CUST – 100% - 2018 Heated Area: 2073 HX Base Yr 2018



46 BEACH WOOD RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		426,427
TOTAL MARKET OB/XF VALUE		14,818
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		891,245
SOH/AGL Deduction		348,140
ASSESSED VALUE		543,105
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		492,383
TOTAL JUST VALUE		891,245
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		871,967

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428720	CO ISSUED	0	10/31/2014
B1428720	NEW CONSTR	271,318	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2164/1492	12/15/2017	WD	U	I	11	100
GRANTOR: PERTSCH JOHN M & KIMB						
GRANTEE: PERTSCH KIMBERLY T						
1957/0253	1/06/2015	WD	Q	I	02	669,000
GRANTOR: KOSTICH DEVELOPMENT I						
GRANTEE: PERTSCH JOHN MICHAE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W38 S18 FOP=[YR=2014] S7 E12 N7 W12$ E12 S7 W12 S24 FGR=[YR=2014] S23 E24 N2 FOP=[YR=2014] E20 N6 W13 N4 W7 S10$ N21 W24$ E24 S11 E7 S4 E13 N34 FSP=[YR=2014] N16 W13 S16 E13$ W13 N16 E7 N2 U3 R3 N4 L3 U3 N2$.

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	0855	CONC PAVER	0	100	0	0	779.00	SF	10.00	10.00	100	2014	2014	3	94	7,323	
2	0855	CONC PAVER	0	100	0	0	503.00	SF	10.00	10.00	100	2014	2014	3	94	4,728	
3	1134	LANDSCP BL	0	100	0	0	110.00	SF	15.00	15.00	100	2014	2014	3	98	1,617	
4	1076	TRELLIS A	0	100	12	12	144.00	SF	7.50	7.50	100	2014	2014	3	71	767	
5	1076	TRELLIS A	0	100	24	3	72.00	SF	7.50	7.50	100	2014	2014	3	71	383	

LAND DESCRIPTION

TOTAL OB/XF 14,818

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000							

REVIEW DATE 11/06/2019 BY DJA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS