LOT 3
BEACHWOOD VILLAGE #3 PB 6/70

STREITZ DANIEL T SR & STEPHANIE L
24950 W MARY LN
PLAINFIELD, IL 60586

2025

01-6N-29-0203-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

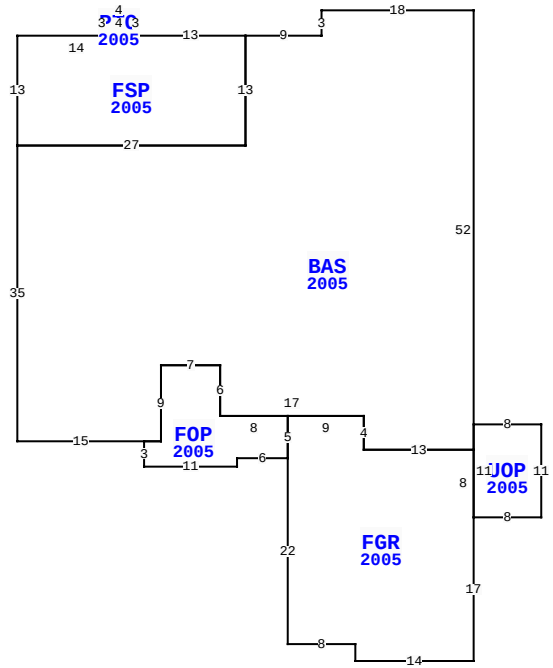
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,194	100	2005	2,194	375,326
FGR	570	55	2005	314	53,716
FOP	132	30	2005	40	6,843
FSP	351	40	2005	140	23,949
PTO	12	5	2005	1	171
UOP	88	20	2005	18	3,079
TOTALS	3,347			2,707	463,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,707	113.3760	179.13	484,905	2005	2015	0	0	0	4.50	95.50

1 SFR CUST – 0% - 0 Heated Area: 2194 HX Base Yr



48 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	463,084
TOTAL MARKET OB/XF VALUE	4,282
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	917,366
SOH/AGL Deduction	64,386
ASSESSED VALUE	852,980
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	852,980
TOTAL JUST VALUE	917,366
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	896,327

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0515000	ELEC OTHER	2,000	05/01/2005
M09651	MECH OTHER	0	04/01/2005
P09153	OTHER	0	03/01/2005
E14374	ELEC OTHER	0	02/01/2005
R07168	REMODEL	4,500	02/01/2005
B14488	NEW CONSTR	195,000	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2418/1924	12/18/2020	WD	Q	I	01	765,000
GRANTOR: HOLLAND JAMES J & CAT						
GRANTEE: STREITZ DANIEL T SR						
0896/1935	8/26/1999	WD	U	V	07	100
GRANTOR: ALEXANDRE MANUEL J &						
GRANTEE: HOLLAND JAMES J & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18 S3 W9 FSP=[YR=2005] W13 PTO=[YR=2005] N3 W4 S3 E4$ W14 S13 E27 N13$ S13 W27 S35 E15 FOP=[YR=2005] S3 E11 N1 E6 FGR=[YR=2005] S22 E8 S2 E14 N17 UOP=[YR=2005] E8 N11 W8 S11$ N8 W13 N4 W9 S5$ N5 W8 N6 W7 S9 W2$ E2 N9 E7 S6 E17 S4 E13 N52$.

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	0812	CONCRETE C	0	0	0	0	1,112.00	SF	4.00	4.00	100	2005	2005	3	84	3,736	
2	0810	CONCRETE A	0	0	4	3	12.00	SF	6.50	6.50	100	2005	2005	3	84	66	
3	0445	BOX FNC 5'	0	0	0	0	43.00	LF	8.10	8.10	100	2005	2005	3	22	77	
4	1126	CB/STC 8"	0	0	0	0	60.00	SF	8.00	8.00	100	2005	2005	3	84	403	

LAND DESCRIPTION

TOTAL OB/XF 4,282

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS