



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Foundation	06	PIERS CONC 100
Bedrooms	3	100
Bathrooms	4	100
Frame	03	MASONRY 100
Stories	5.	5. 100
Units	0	100

Quality	06	Quality Level 06
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	702	100	2018	702	308,847
FAT	625	20	2018	125	54,994
FGR	633	55	2018	348	153,104
FOP	24	30	2018	7	3,080
FOP	24	30	2018	7	3,080
FOP	253	30	2018	76	33,437
FST	40	55	2018	22	9,679
FST	290	55	2018	160	70,393
FST	396	55	2018	218	95,910
FUS	1,341	100	2018	1,341	589,977
TOTALS	8,965			6,395	2,813,501

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	4.00	UT	2,000.00
2	0861	POOL GUNIT	0	0	0	0	180.00	SF	212.50
3	0855	CONC PAVER	0	0	0	0	4,350.00	SF	15.00
4	1126	CB/STC 8"	0	0	0	0	1,630.00	SF	8.00
5	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	RES OCEAN	0		RG-2	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	6,395	287.0615	453.56	2,900,516	2018	2018	0	0	0	97.00
2 SFR CUST - 0% - 2024											
Heated Area: 5266											
HX Base Yr											
** This building has 16 Sub-Areas											

56 BEACH WALKER RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE			2,813,501
TOTAL MARKET OB/XF VALUE			116,992
TOTAL LAND VALUE - MARKET			1,200,000
TOTAL MARKET VALUE			4,130,493
SOH/AGL Deduction			0
ASSESSED VALUE			4,130,493
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			4,130,493
TOTAL JUST VALUE			4,130,493
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			3,902,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801740	CO ISSUED	0	02/16/2018
B1631622	SWIM POOL	2,800	01/01/2016
B1429444	NEW CONSTR	777,124	10/01/2014
B1429445	DEMOLITION	35,000	10/01/2014
B19367	REMODEL	32,000	01/01/2007
R991984	REPAIR/RRF	5,400	09/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2614/0851	1/13/2023	TD	U	I	11
GRANTOR: O'DAY FAMILY REVOCABL					
GRANTEE: ZEN TRUST					
2348/0548	3/05/2020	TD	U	I	11
GRANTOR: O'DAY MARA G REV TRUS					
GRANTEE: O'DAY FAMILY REVOCA					

BUILDING NOTES									
FUS=[YR=2018;ORIG=87,10] S35 W1 S17 W13 S1 W13 N53 E27 \$									
FUS=[YR=2018;ORIG=126,3] S52 W26 N52 E26 \$									
FUS=[YR=2018;ORIG=41,40] N20 W26 S53 E13 N1 E13 N24 W3 N8 E3 \$									
UOP=[YR=2018;ORIG=15,0] E36 S101 W9 N13 E3 N40 W4 N41 D3L22 W4 N10 \$									
BAS=[YR=2018;ORIG=0,0] W18 S36 W11 S5 E18 N5 E1 N3 E7 N2 E3 N31 \$									
FGR=[YR=2018;ORIG=-29,41] S22 E26 N30 W7 S3 W1 S5 W18 \$									
FAT=[YR=2018;ORIG=100,60] E22 S28 W23 N9 E1 N19 \$									
SFB=[YR=2018;ORIG=84,70] W22 S12 E1 S8 E21 N20 \$									
FST=[YR=2018;ORIG=-18,0] W11 S36 E11 N36 \$									

TOTAL OB/XF									
116,992									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	RES OCEAN	0		RG-2	0.00	0.00	1.00