

LOT 1
SHADOW WOODS SUB PB 4/88

HUBERT BENJAMIN FORSYTH
1 BEACHWALKER RD
FERNANDINA BEACH, FL 32034

2026

00-00-30-0610-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 80
Interior Floor	07	CORK/VTILE 20
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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		03
NEIGHBORHOOD/LOC	3029.00	

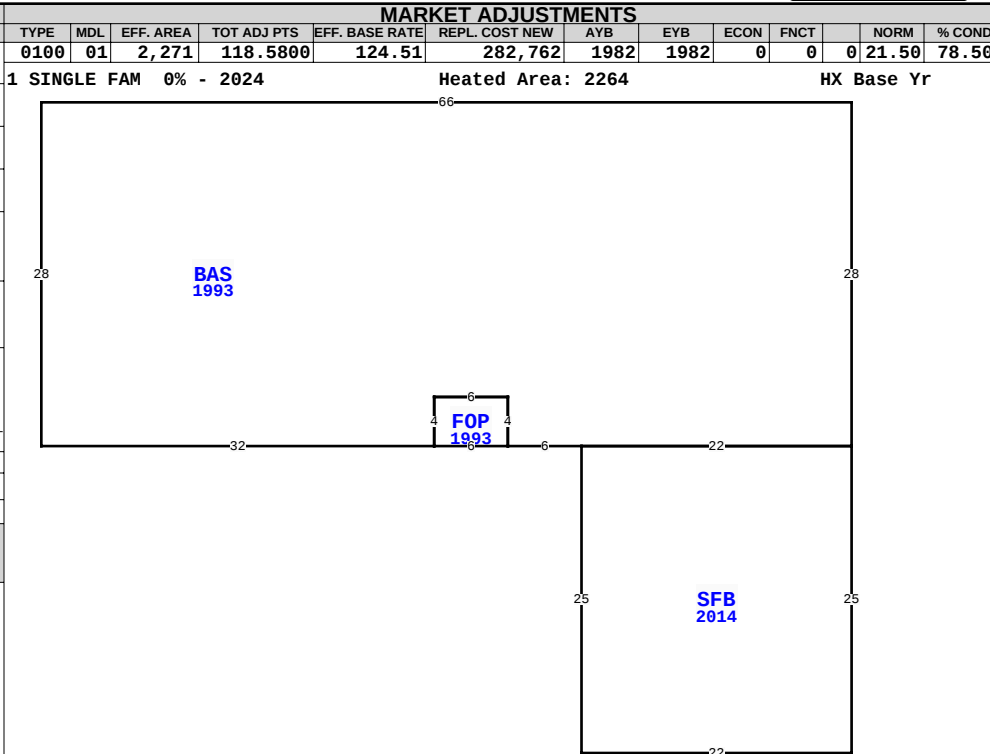
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,824	100	1993	1,824	178,278
FOP	24	30	1993	7	685
SFB	550	80	2014	440	43,005

TOTALS	2,398			2,271	221,968
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
3	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00
5	0910	SCRN RM L	0	0	0	0	1,303.00	SF	15.00
6	0940	SHEDS/PORT	0	0	16	10	160.00	SF	20.10

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	0005	RSF-1	0.00	0.00	1.00

REVIEW DATE	01/01/2023	BY	CD
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1383 SHADOW WOODS LN, FERNANDINA BEACH
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BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF											48,680	
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA
05	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	:

Total Acres: 0.00	Total Land Value: 350,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			8
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	221,968		
TOTAL MARKET OB/XF VALUE	48,680		
TOTAL LAND VALUE - MARKET	350,000		
TOTAL MARKET VALUE	620,648		
SOH/AGL Deduction	19,440		
ASSESSED VALUE	601,208		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	601,208		
TOTAL JUST VALUE	620,648		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	546,553		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1427335	ENCL FGR	0	03/01/2014
7920	SWIM POOL	4,900	03/11/1992
7810	SWIM POOL	14,000	01/31/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2654/919	7/17/2023	WD	Q	I	01	550,000
GRANTOR: BARCARO MARY ANN						
GRANTEE: HUBERT BENJAMIN FOR						
0772/1369	10/02/1996	WD	Q	I		116,000
GRANTOR: BINGHAM MARGARET H &						
GRANTEE: BARCARO ANTHONY D &						

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS=[YR=1993] W66 S28 E32 FOP=[YR=1993] E6 N4W6 S4\$ N4 E6 S4 E6 SFB=[YR=2014] S25E22 N25 W22\$ E22 N28\$.						