LOT 4
IN OR 964/494
BEACHWOOD VILLAGE UNIT 1

DUDIAK MIRIAM
6 WAX MYRTLE
FERNANDINA BEACH, FL 32034

2026

01-6N-29-0201-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

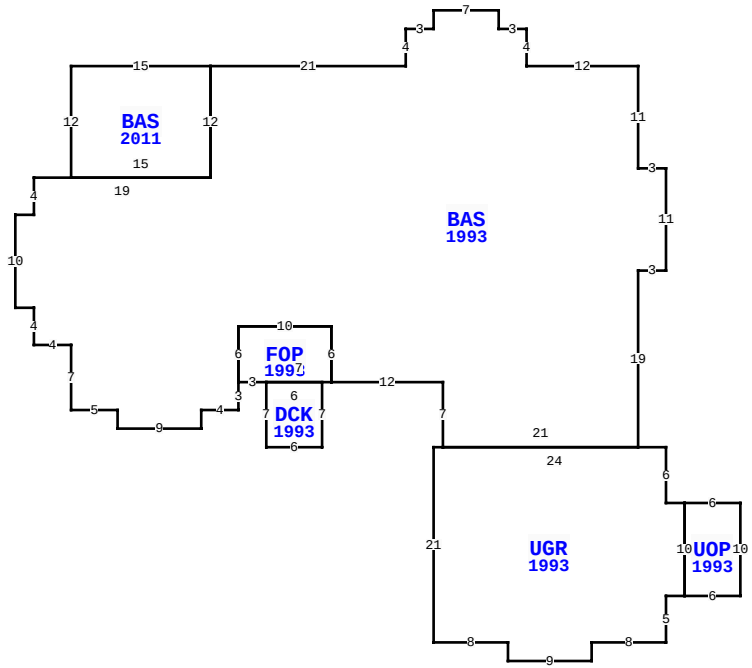
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,244	100	1993	2,244	335,084
BAS	180	100	2011	180	26,879
DCK	42	10	1993	4	597
FOP	60	30	1993	18	2,688
UGR	563	45	1993	253	37,779
UOP	60	20	1993	12	1,792
TOTALS	3,149			2,711	404,818

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,711	110.3760	183.22	496,709	1988	1988	0	0	0	18.50	81.50

1 SFR CUST 100% - 2005 Heated Area: 2424 HX Base Yr 2005



6 WAX MYRTLE RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		404,818
TOTAL MARKET OB/XF VALUE		3,070
TOTAL LAND VALUE - MARKET		600,000
TOTAL MARKET VALUE		1,007,888
SOH/AGL Deduction		561,336
ASSESSED VALUE		446,552
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		390,141
TOTAL JUST VALUE		1,007,888
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		820,805

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P1216179	WTRHTR	0	10/01/2012
4443	NEW CONSTR	95,580	10/19/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0964/0494	12/29/2000	WD	Q	I		379,000
GRANTOR: ELLENBURG HOMER M & J						
GRANTEE: FEDORKO FREDERICK J						
0835/1620	6/02/1998	TD	Q	I		240,000
GRANTOR: COHEN ALAN M TRUSTEE						
GRANTEE: ELLENBURG HOMER M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 N11 W12 N4 W3 N2 W7 S2 W3 S4 W21
BAS=[YR=2011] W15 S12 E15 N12$S12 W19 S4 W2 S10 E2 S4 E4 S7 E5 S2 E9 N2 E4 N3 FOP=[YR=1993] E3 DCK=[YR=1993] S7 E6 N7 W6 $ E7 N6 W10 S6$ N6 E10 S6 E12 S7 UGR=[YR=1993] W1 S21 E8 S2 E9 N2 E8 N5 E2 UOP=[YR=1993] E6 N10 W6 S10 $ N10 W2 N6 W24$ E21 N19 E3 N11$.

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	1242	WD DECK A	0	100	0	0	595.00	SF	10.00	10.00	100	1988	1988	3	20	1,190	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2012	2012	3	94	1,880	

LAND DESCRIPTION

TOTAL OB/XF 3,070

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	600,000.00	600,000.00	600,000							

REVIEW DATE 01/16/2024 BY KBA Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 07/09/2026 BY SYS