LOT 5
BEACHWOOD VILLAGE UNIT 1
PB 4/25-27

ROUNDS JASON H/BILLINGSLEY ABBIE E
8 WAX MYRTLE RD
FERNANDINA BEACH, FL 32034

2026

01-6N-29-0201-0005-0000

BUILDING CHARACTERISTICS

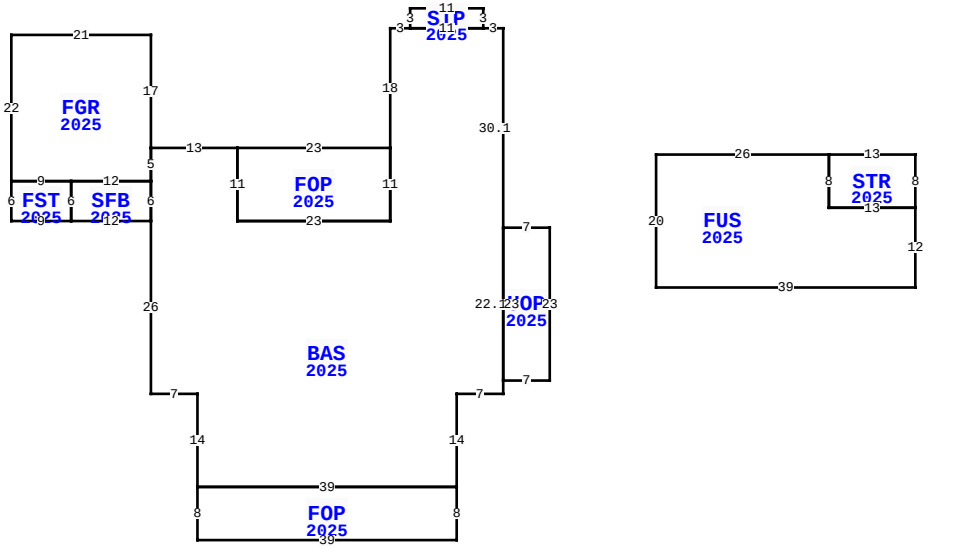
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	2,560	100	2025	2,560	579,072
FGR	462	55	2025	254	57,455
FOP	253	30	2025	76	17,191
FOP	312	30	2025	94	21,263
FST	54	55	2025	30	6,786
FUS	676	100	2025	676	152,911
SFB	72	80	2025	58	13,120
STP	33	10	2025	3	679
STR	104	10	2025	10	2,262
UOP	161	20	2025	32	7,238
TOTALS	4,687			3,793	857,977

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,793	136.2636	226.20	857,977	2024	2024	0	0	0	0.00	100.00

1 SFR CUST 100% - 2025 Heated Area: 3294 HX Base Yr 2025



8 WAX MYRTLE RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		857,977
TOTAL MARKET OB/XF VALUE		5,000
TOTAL LAND VALUE - MARKET		600,000
TOTAL MARKET VALUE		1,462,977
SOH/AGL Deduction		130,267
ASSESSED VALUE		1,332,710
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,281,299
TOTAL JUST VALUE		1,462,977
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,297,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240008292	NSFR (T)4188 (H)3	510,347	07/16/2024
220008162	4188T 3181H 445G	510,347	01/04/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2562/1535	5/11/2022	WD	U	V	37	300,000
GRANTOR: HOOT OWL HOMES LLC						
GRANTEE: ROUNDS JASON H & AB						
2395/0677	9/23/2020	WD	Q	V	01	300,000
GRANTOR: MCNAMARA TIMOTHY CONN						
GRANTEE: HOOT OWL HOMES LLC						

BUILDING NOTES

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	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		100	5,000	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=0,-10] W3 W11 W3 S18 S11 W23 N11 W13 S5 S6 S26 E7 S14 E39 N14 E7 U2.1L0 U22.10L0 U30.1R0 $
FUS=[YR=2025;ORIG=23,9] E26 S8 E13 S12 W39 N20 $
STR=[YR=2025;ORIG=49,9] E13 S8 W13 N8 $
FOP=[YR=2025;ORIG=-40,8] E23 S11 W23 N11 $
SFB=[YR=2025;ORIG=-65,13] E12 S6 W12 N6 $
FST=[YR=2025;ORIG=-74,13] E9 S6 W9 N6 $
FGR=[YR=2025;ORIG=-74,-9] E21 S17 S5 W12 W9 N22 $
FOP=[YR=2025;ORIG=-46,59] E39 S8 W39 N8 $
UOP=[YR=2025;ORIG=0,20] E7 S23 W7 N23 $
STP=[YR=2025;ORIG=-14,-13] E11 S3 W11 N3 $
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LAND DESCRIPTION

TOTAL OB/XF 5,000

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 05/06/2024 BY DJ Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 07/09/2026 BY SYS