

LOT 11
IN OR 1536/1731
BEACHWOOD VILLAGE UNIT 1

FREEMAN NEAL & JANE
20 WAX MYRTLE RD
FERNANDINA BEACH, FL 32034

2026

01-6N-29-0201-0011-0000



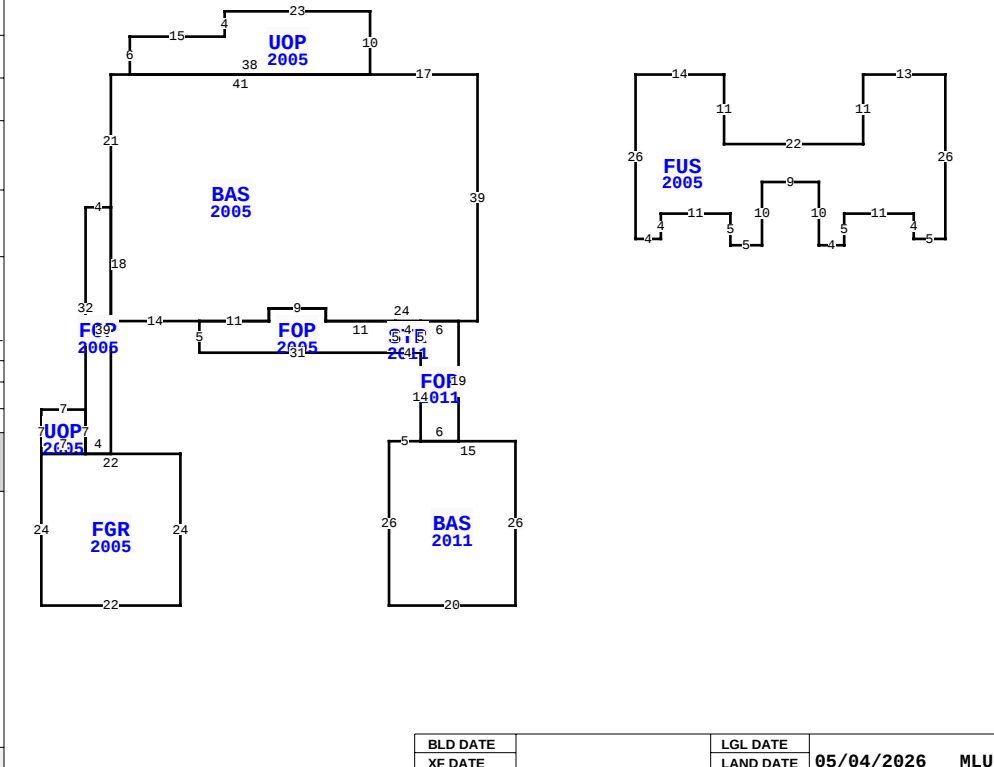
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	10	ABOVE AVG 40
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	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	2005	2,244	448,842
BAS	520	100	2011	520	104,010
FGR	528	55	2005	290	58,006
FOP	156	30	2005	47	9,401
FOP	173	30	2005	52	10,401
FOP	114	30	2011	34	6,801
FUS	872	100	2005	872	174,416
STR	20	10	2011	2	400
UOP	49	20	2005	10	2,001
UOP	320	20	2005	64	12,801
TOTALS	4,996			4,135	827,076

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	
4	1126	CB/STC 8"	0	100	0	1,154.00	SF	4.00	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	4,135	133.5840	221.75	916,936	2005	2005	0	0	9.80	90.20
1 SFR CUST			100% - 2022			Heated Area: 3636			HX Base Yr 2022		



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

LAND DESCRIPTION										TOTAL OB/XF										6,876	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
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	600,000.00				
REVIEW DATE		01/01/2023		BY	CD	Total Acres: 0.00			Total Land Value: 600,000			Market: 0			Agricultural: 0						

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		827,076	
TOTAL MARKET OB/XF VALUE		6,876	
TOTAL LAND VALUE - MARKET		600,000	
TOTAL MARKET VALUE		1,433,952	
SOH/AGL Deduction		954,416	
ASSESSED VALUE		479,536	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		428,125	
TOTAL JUST VALUE		1,433,952	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,271,139	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M16102	H/AC	0	04/01/2011
B24413	ADDITION	52,988	03/01/2011
M09292	MECH OTHER	0	02/01/2005
E0414022	ELEC OTHER	5,000	12/01/2004
P0408793	OTHER	0	12/01/2004
B0414232	NEW CONSTR	314,846	12/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1536/1731	11/21/2007	WD	U	I	20	949,000	
GRANTOR: LASSITER DORIS P							
GRANTEE: FREEMAN NEAL & JANE							
1322/1247	6/06/2005	WD	Q	I		785,000	
GRANTOR: BOSCO ENTERPRISES LLP							
GRANTEE: LASSITER DORIS P							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2005] W17 UOP=[YR=2005] N10 W23 S4 W15 S6 E38\$ W41 S21 FOP=[YR=2005] W4 S32 UOP=[YR=2005] W7 S7 FGR=[YR=2005] S24 E22 N24 W22\$ E7 N7\$ S7 E4 N39\$ S18 E14 FOP=[YR=2005] S5 E31 STR=[YR=2011] E4 FOP=[YR=2011] S14 BAS=[YR=2011] W5 S26 E20 N26 W15\$ E6 N19 W6 S5\$ N5 W4S5\$ N5 W11 N2 W9 S2 W11\$ E11 N2 E9 S2 E24N39 \$ PTR=E25 FUS=[YR=2005] E14 S11 E22 N11 E13 S26 W5 N4 W11 S5 W4 N10 W9 S10 W5 N5 W11 S4 W4 N26 \$ W25\$.									