LOT 18
BEACHWOOD VILLAGE UNIT 1
PB 4/25-27

WOTRING MARGARET P TRUST/WOTRING MARGARET P TRUSTE
21 WAX MYRTLE RD
FERNANDINA BEACH, FL 32034

2026

01-6N-29-0201-0018-0000

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 80
Interior Wall	08	DECORATIVE 20
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

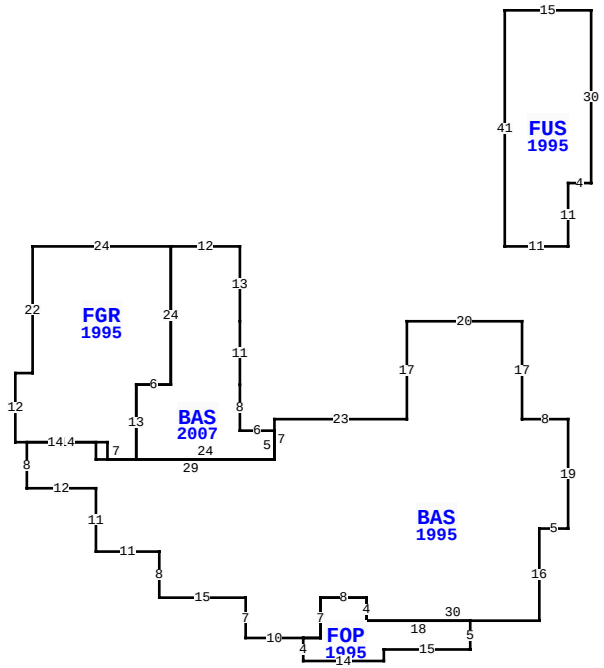
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 10
NEIGHBORHOOD/LOC 10001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,830	100	1995	2,830	467,541
BAS	552	100	2007	552	91,195
FGR	813	55	1995	447	73,848
FOP	196	30	1995	59	9,748
FUS	571	100	1995	571	94,335
TOTALS	4,962			4,459	736,666

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,459	113.7400	188.81	841,904	1995	2000	0	0	0	12.50	87.50

1 SFR CUST 100% - 2018 Heated Area: 3953 HX Base Yr 2018



21 WAX MYRTLE RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		736,666
TOTAL MARKET OB/XF VALUE		49,329
TOTAL LAND VALUE - MARKET		600,000
TOTAL MARKET VALUE		1,385,995
SOH/AGL Deduction		630,718
ASSESSED VALUE		755,277
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		703,866
TOTAL JUST VALUE		1,385,995
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,256,412

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1709580	SWIM POOL	61,606	10/30/2017
B17783	ADDITION	50,000	05/01/2006
R09314	REPAIR/RRF	1,000	05/01/2006
B9401198	NEW CONSTR	262,937	06/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2826/982	10/10/2025	QC	U	I	11	100
GRANTOR: WOTRING MARGARET P						
GRANTEE: WOTRING MARGARET P						
2823/1672	10/10/2025	QC	U	I	11	100
GRANTOR: WOTRING DANIEL R & MA						
GRANTEE: WOTRING MARGARET P						

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	74	1,480	
7	1125	CB/STC 6"	0	100	12	6	72.00	SF	7.35	7.35	100	1995	1995	3	66	349	
10	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2018	2018	04	95	47,500	

BUILDING DIMENSIONS

BAS=[YR=1995;ORIG=0,0] W8 N17 W20 S17 W23 S7 W29 N3 W14 S8 E12 S11 E11 S8 E15 S7 E10 E3 N7 E8 S4 E30 N16 E5 N19 $
FGR=[YR=1995;ORIG=-69,-30] W24 S22 W3 S12 E14 S3 E7 N13 E6 N24 $
FUS=[YR=1995;ORIG=0,-30] N11 E4 N30 W15 S41 E11 $
BAS=[YR=2007;ORIG=-57,-6] N11 N13 W12 S24 W6 S13 E24 N5 W6 N8 $
FOP=[YR=1995;ORIG=-46,38] S4 E14 N2 E15 N5 W18 N4 W8 S7 W3 $
PTR=[ORIG=0,0] N30 S30 $
.

LAND DESCRIPTION

TOTAL OB/XF 49,329

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 07/09/2026 BY SYS