LOT 20
IN OR 1971/925
BEACHWOOD VILLAGE UNIT 1

TR HOLDINGS LLC
2508 COTTONWOOD RD
GRAND ISLAND, NE 68801

2026

01-6N-29-0201-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

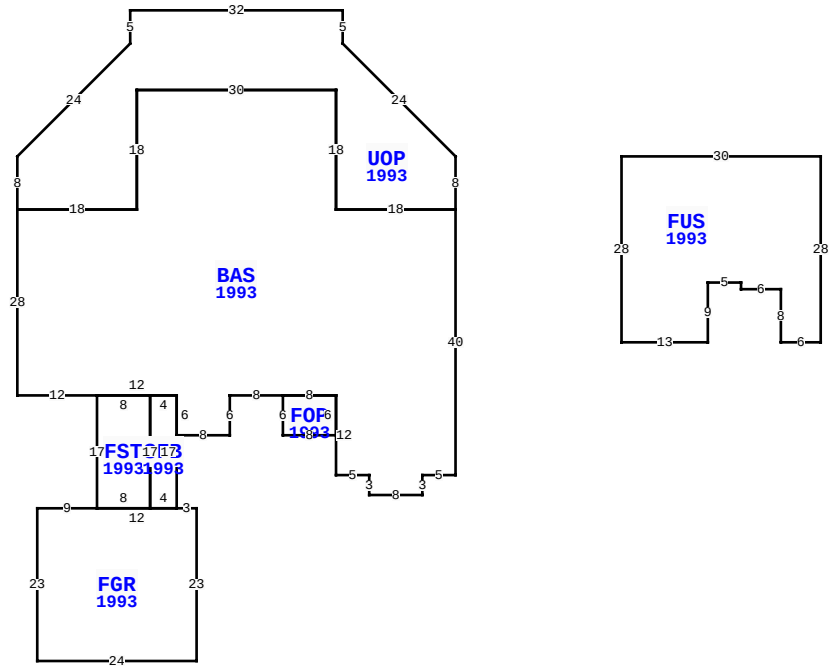
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	12	CEDAR 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,676	100	1993	2,676	410,292
FGR	552	55	1993	304	46,611
FOP	48	30	1993	14	2,146
FST	136	55	1993	75	11,500
FUS	747	100	1993	747	114,532
SFB	68	80	1993	54	8,280
UOP	981	20	1993	196	30,051
TOTALS	5,208			4,066	623,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,066	108.6624	180.38	733,425	1983	1995	0	0	0	15.00	85.00

1 SFR CUST 0% - 0 Heated Area: 3477 HX Base Yr



17 SPARKLEBERRY CT, 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	623,411
TOTAL MARKET OB/XF VALUE	980
TOTAL LAND VALUE - MARKET	600,000
TOTAL MARKET VALUE	1,224,391
SOH/AGL Deduction	202,094
ASSESSED VALUE	1,022,297
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,022,297
TOTAL JUST VALUE	1,224,391
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,099,763

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1971/0925	3/27/2015	WD	U	I	30	200,000
GRANTOR: HARRIS TIMOTHY R & KR						
GRANTEE: TR HOLDINGS LLC						
1831/0910	12/19/2012	WD	Q	I	02	419,900
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: HARRIS TIMOTHY R &						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] L17 U17 N5 W32 S5 D17 L17 S8 BAS=[YR=1993] S28E12 FST=[YR=1993] S17 FGR=[YR=1993] W9 S23 E24 N23 W3 SFB=[YR=1993] N17 W4 S17 E4$ W12$ E8 N17 W8$ E12 S6 E8 N6 E8 FOP=[YR=1993] S6 E8 N6 W8$ E8 S12 E5 S3 E8 N3 E5 N40W18 N18 W30 S18 W18$ E18 N18 E30 S18 E18 N8$ PTR= E25 FUS=[YR=1993] E30 S28 W6 N8 W6 N1 W5 S9 W13 N28$ W25 $.

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1983	1983	3	49	980	

LAND DESCRIPTION

TOTAL OB/XF 980

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	0		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