LOT 24
BEACHWOOD VILLAGE UNIT 1
PB 4/25-27

HIRSHBERG JEFFREY & SHELLEY
9 WAX MYRTLE ROAD
FERNANDINA BEACH, FL 32035

2026

01-6N-29-0201-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

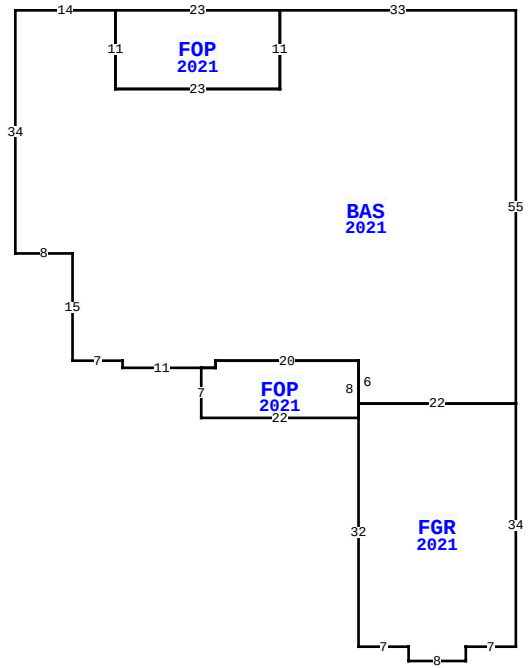
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 10
NEIGHBORHOOD/LOC 10001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,202	100	2021	3,202	766,698
FGR	764	55	2021	420	100,567
FOP	174	30	2021	52	12,451
FOP	253	30	2021	76	18,198
TOTALS	4,393			3,750	897,914

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,750	146.4426	243.09	911,588	2021	2021	0	0	0	1.50	98.50

1 SFR CUST 100% - 2023 Heated Area: 3202 HX Base Yr 2023



9 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		897,914
TOTAL MARKET OB/XF VALUE		3,465
TOTAL LAND VALUE - MARKET		600,000
TOTAL MARKET VALUE		1,501,379
SOH/AGL Deduction		134,349
ASSESSED VALUE		1,367,030
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,315,619
TOTAL JUST VALUE		1,501,379
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,382,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20218985	CO ISSUED	0	07/01/2021
20000527	NEW CONSTR	429,758	01/17/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2332/0200	1/10/2020	WD	Q	V	02	290,000
GRANTOR: HOOT OWL HOMES LLC						
GRANTEE: HIRSHBERG JEFFREY &						
2260/1124	3/06/2019	WD	Q	V	02	260,000
GRANTOR: FIRST BAPTIST CHURCH						
GRANTEE: HOOT OWL HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W33 FOP=[YR=2021] W23 S11 E23 N11 $ S11 W23 N11 W14 S34 E8 S15 E7 S1 E11 FOP=[YR=2021] S7 E22 FGR=[YR=2021] S32 E7 S2 E8 N2 E7 N34 W22 S2 $ N8 W20 S1 W2 $ E2 N1 E20 S6 E22N55 $.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 3,465

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