

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

PARFENCHUCK THOMAS A & ANN MARIE
613 HIGH HAMPTON DRIVE
MARTINEZ, GA 30907

2026

01-6N-29-0201-0027-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 60			
Interior Floor	14	CARPET 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Quality	03	Quality Level 03			
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	3,244	100	2018	3,244	928,651
FGR	506	55	2018	278	79,583
FOP	80	30	2018	24	6,871
FSP	463	40	2018	185	52,959
UOP	121	20	2018	24	6,871
TOTALS	4,414			3,755	1,074,934

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	3,755	178.7040	296.65	1,113,921	2018	2018	0	0	0	96.50
1 SFR CUST 0% - 2025 Heated Area: 3244 HX Base Yr											
3 WAX MYRTLE, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 5										Tax Dist:	
BUILDING MARKET VALUE										1,074,934	
TOTAL MARKET OB/XF VALUE										53,320	
TOTAL LAND VALUE - MARKET										600,000	
TOTAL MARKET VALUE										1,728,254	
SOH/AGL Deduction										0	
ASSESSED VALUE										1,728,254	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										1,728,254	
TOTAL JUST VALUE										1,728,254	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										1,593,579	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1900230	SWIM POOL	57,800	01/09/2019
B1810804	CO ISSUED	0	10/26/2018
B1710901	NEW CONSTR	414,954	12/08/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2749/843	11/04/2024	WD	U	I	11	100
GRANTOR: METCALF ROBERT H & LI						
GRANTEE: PARFENCHUCK THOMAS						
2730/1498	8/07/2024	WD	Q	I	02	1,995,000
GRANTOR: METCALF ROBERT H & LI						
GRANTEE: PARFENCHUCK THOMAS						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	6,000.00	6,000.00	
4	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	

BUILDING NOTES											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	0		RSF-1	0.00	0.00	1.00	LT	1.00

TOTAL OB/XF											
53,320											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	0		RSF-1	0.00	0.00	1.00	LT	1.00