LOT 32
IN OR 2103/1583
BEACHWOOD VILLAGE UNIT 1

JONES HOWARD H & SANDRA E
2 LAUREL OAK
FERNANDINA BEACH, FL 32046

2026

01-6N-29-0201-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

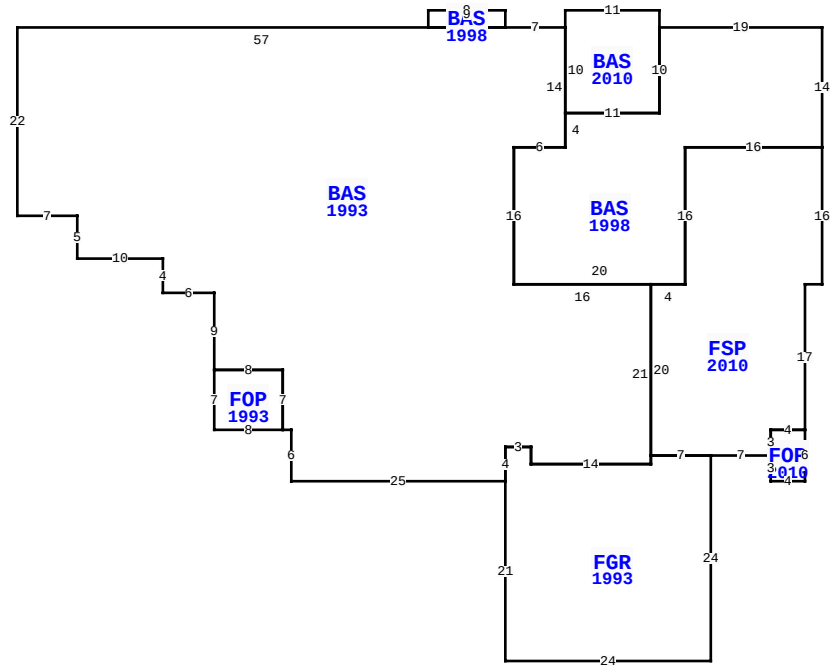
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	12	HARDWOOD 90
Interior Floo	16	EPOXY STRP 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 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	2,767	100	1993	2,767	524,164
BAS	18	100	1998	18	3,410
BAS	630	100	1998	630	119,343
BAS	132	100	2010	132	25,005
FGR	565	55	1993	311	58,914
FOP	56	30	1993	17	3,221
FOP	24	30	2010	7	1,326
FSP	604	40	2010	242	45,843
TOTALS	4,796			4,124	781,225

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,124	133.4678	221.56	913,713	1989	1996	0	0	0	14.50	85.50

1 SFR CUST 100% - 2019 Heated Area: 3547 HX Base Yr 2019



BLD DATE	06/25/2007 KK	LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

2 LAUREL OAK, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		781,225
TOTAL MARKET OB/XF VALUE		3,674
TOTAL LAND VALUE - MARKET		600,000
TOTAL MARKET VALUE		1,384,899
SOH/AGL Deduction		612,645
ASSESSED VALUE		772,254
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		720,843
TOTAL JUST VALUE		1,384,899
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,264,983

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25068	REMODEL	2,300	08/01/2011
B0912149	REPAIR/RRF	5,780	10/01/2009
B22732	XFOB	64,000	08/01/2009
B9704445	ADDITION	53,000	11/01/1997
5433	NEW CONSTR	199,977	01/13/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2103/1583	2/28/2017	WD	Q	I	01	900,000
GRANTOR: GOLDBERG STEPHANIE J						
GRANTEE: JONES HOWARD H & SA						
1876/1208	7/29/2013	WD	U	I	30	100
GRANTOR: GOLDBERG STEPHANIE						
GRANTEE: GOLDBERG STEPHANIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W19 BAS=[YR=2010] N2 W11 S2 BAS=[YR=1993] W7 BAS=[YR=1998] N2 W9 S2 E9 $ W57 S22 E7 S5 E10 S4 E6 S9 FOP=[YR=1993] S7 E8 N7 W8 $ E8 S7 E1 S6 E25 FGR=[YR=1993] S21 E24 N24 FSP=[YR=2010] E7 FOP=[YR=2010] S3 E4 N6 W4 S3$ N3 E4 N17 E2 N16 W16 S16 W4 S20 E7$ W7 S1 W14 N2 W3 S4$ N4 E3 S2 E14 N21 W16 N16 E6 N14$ S10 E11 N10$ S10 W11 S4 W6 S16 E20 N16 E16 N14$.

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
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	62	1,240	
4	1126	CB/STC 8"	0	100	40	6	240.00	SF	8.00	8.00	100	2010	2010	3	89	1,709	
8	1242	WD DECK A	0	100	0	0	207.00	SF	10.00	10.00	100	2010	2010	3	35	725	

LAND DESCRIPTION

TOTAL OB/XF 3,674

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	0003	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