

LOT 37
BEACHWOOD VILLAGE UNIT 1
PB 4/25-27

MATTEY GEORGE J II/SPICER SUSAN M
713 ORIOLE AVE
DAVIS, CA 95616

2026

01-6N-29-0201-0037-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 5														
Exterior Wall	12	CEDAR 100	0500	01	4,140	106.4448	176.70	731,538	1991	1991	0	0	0	17.00	83.00	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	1 SFR CUST 0% - 2026													Heated Area: 3557													
Roof Cover	03	COMP SHNGL 100														HX Base Yr													
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 60																											
Interior Floo	11	CLAY TILE 40																											
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																											
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	280	100	1993	280	41,065																								
BAS	3,277	100	1993	3,277	480,608																								
FGR	765	55	1993	421	61,745																								
FOP	117	30	1993	35	5,134																								
FOP	360	30	1993	108	15,840																								
FST	24	55	1993	13	1,907																								
PTO	130	5	1993	6	880																								
TOTALS			4,953		4,140	607,177																							
EXTRA FEATURES			7 RAILROAD VINE, FERNANDINA BEACH																										
L N	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	1991	1991	3	66	1,320													
4	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	1991	1991	04	85	42,500													
6	0912	SCRN RM G	0	0	0	0	1,012.00	SF	21.00	21.00	100	1993	1993		20	4,250													
TOTAL OB/XF 48,070																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
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																													

VALUATION BY

Tax Group: 5

Tax Dist:

BUILDING MARKET VALUE 607,177

TOTAL MARKET OB/XF VALUE 48,070

TOTAL LAND VALUE - MARKET 600,000

TOTAL MARKET VALUE 1,255,247

SOH/AGL Deduction 0

ASSESSED VALUE 1,255,247

TOTAL EXEMPTION VALUE 0

BASE TAXABLE VALUE 1,255,247

TOTAL JUST VALUE 1,255,247

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 1,141,408

PERMIT NUM

DESCRIPTION

AMT

ISSUED

6431 NEW CONSTR 326,239 04/30/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2832/1109	11/30/2025	FJ	U	I	11	0

GRANTOR: MATTEY MYRTLE R EST

GRANTEE: MATTEY GEORGE J II

0642/1212 11/27/1991 QC Q V 01 100

GRANTOR: MATTEY GEORGE

GRANTEE: MATTEY GEORGE & M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-29,-3] N16 W14 N3 W11 S3 W2 S27 W12 S4 W1 S37 E19 N4 E7 S12 E2 S3 E3 S2 E3 N2 E12 S2 E3 S6 E14 N6 E3 N35 W4 S1 W12 S6 W11 N15 W5 N22 E6 \$

FGR=[YR=1993;ORIG=-56,-19] W27 S27 E6 S4 E9 N4 E12 N27 \$

FOP=[YR=1993;ORIG=-69,49] S11 E11 S2 E20 N2 W3 N3 W2 N12 W7 S4 W19 \$

BAS=[YR=1993;ORIG=-3,0] N22 W11 S3 W2 S19 E13 \$

PTO=[YR=1993;ORIG=-16,-19] W13 S10 E13 N10 \$

FOP=[YR=1993;ORIG=-29,-9] S9 E13 N9 W13 \$

FST=[YR=1993;ORIG=-83,8] S4 E6 N4 W6 \$