

LOT 38
BEACHWOOD VILLAGE #1
PB 4/25-27

BRAND GREGORY A & ELIZABETH K L/E/
9 RAILROAD VINE RD
FERNANDINA BEACH, FL 32034

2026

01-6N-29-0201-0038-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	10
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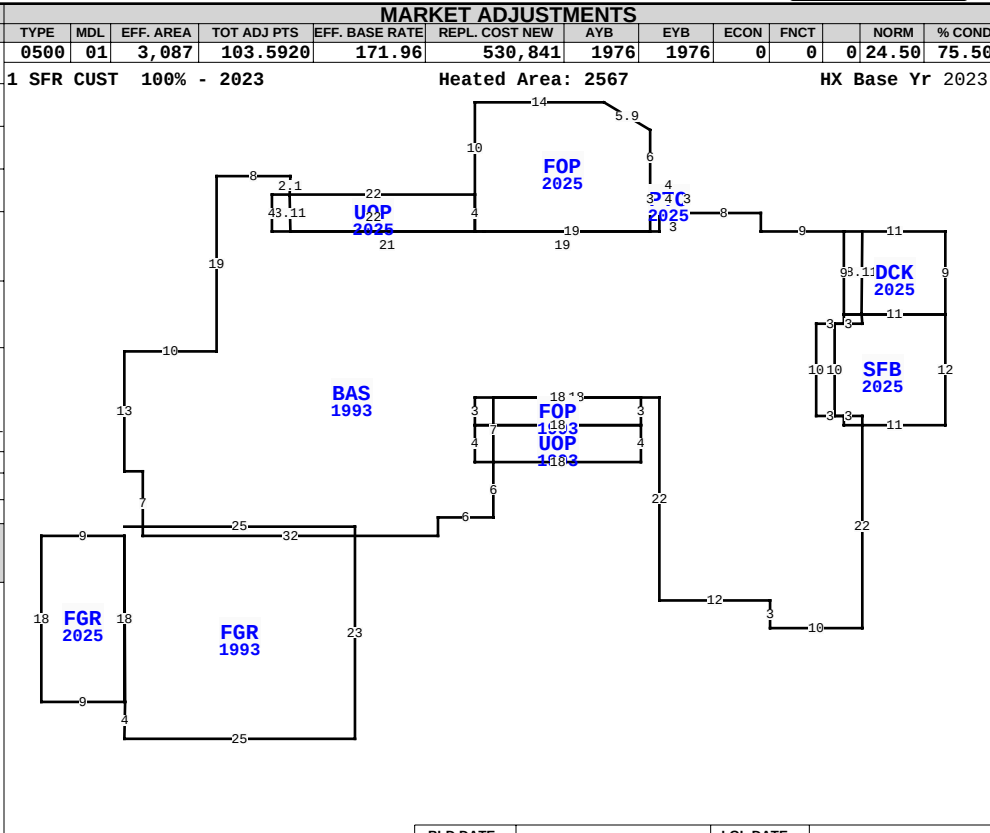
NEIGHBORHOOD/LOC	10001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,437	100	1993	2,437	316,396
DCK	99	10	2025	10	1,299
FGR	535	55	1993	294	38,170
FGR	162	55	2025	89	11,555
FOP	54	30	1993	16	2,077
FOP	259	30	2025	78	10,127
PTO	12	5	2025	1	130
SFB	162	80	2025	130	16,878
UOP	72	20	1993	14	1,817
UOP	88	20	2025	18	2,337
TOTALS	3,880			3,087	400,785

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1976	1976	3	34	680	
2	1242	WD DECK A	0	100	0	0	97.00	SF	10.00	10.00	100	1980	1980	3	20	194	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C
		RES



9 RAILROAD VINE, FERNANDINA BEACH	BLD DATE	LGL DATE	05/04/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF			874
TOT LND UTS	UNIT TYPE	DPTH FACT	% COND
1.00	LT	1.00	1.00

NASSAU COUNTY PROPERTY			PAGE 1 of 1	5
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE			400,785	
TOTAL MARKET OB/XF VALUE			874	
TOTAL LAND VALUE - MARKET			600,000	
TOTAL MARKET VALUE			1,001,659	
SOH/AGL Deduction			119,188	
ASSESSED VALUE			882,471	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			831,060	
TOTAL JUST VALUE			1,001,659	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			893,462	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240001966	ADD FGR/FOP	190,000	02/16/2024
8727	ADDITION	14,073	03/03/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2639/1401	5/10/2023	LE U	I	11	100
GRANTOR: BRAND GREGORY A & ELI					
GRANTEE: BRAND TAYLOR E					
2639/1399	5/10/2023	QC U	I	11	100
GRANTOR: BRAND ELIZABETH K					
GRANTEE: BRAND GREGORY A & E					

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=1993;ORIG=0,0] W9 N2 D0L8 U0L3 S2 U0L19 D0L21 U3.11L0.1 U2.1R0.1 W8 S19 W10 S13 E2 S7 E32 N2 E6 N6 N7 E18 S22 E12 S3 E10 N22 N1 W3 N10 E3 U1.1L0.1 U8.11R0.1 \$ FGR=[YR=1993;ORIG=-78,33] D18R0.1 D4L0.1 E25 N23 W25 \$ SFB=[YR=2025;ORIG=0,21] E11 N12 W11 S1 W3 S10 E3 S1 \$ UOP=[YR=1993;ORIG=-40,25] E18 N4 W18 S4 \$ FOP=[YR=1993;ORIG=-22,21] N3 W18 S3 E18 \$ FGR=[YR=2025;ORIG=-78,33] W9 S18 E9 N18 \$ UOP=[YR=2025;ORIG=-62,-4] E22 S4 W22 N4 \$ FOP=[YR=2025;ORIG=-40,0] N4 N10 E14 D3R5 S6 S3 S2 W19 \$ PTO=[YR=2025;ORIG=-21,-5] E4 S3 W4 N3 \$ DCK=[YR=2025;ORIG=0,0] E11 S9 W11 N9 \$		