

LOT 40
BEACHWOOD VILLAGE UNIT 1
PB 4/25-27

PIERDILUCA MICHAEL & GAIL
13 RAILROAD VINE RD
FERNANDINA BEACH, FL 32034

2026

01-6N-29-0201-0040-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
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	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	2,752	100	1993	2,752	411,072
FEP	250	80	2011	200	29,874
FGR	648	55	1993	356	53,177
FOP	34	30	1993	10	1,494
FOP	63	30	1993	19	2,838
TOTALS	3,747			3,337	498,455

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
4	1126	CB/STC 8"	0	100	7	67	469.00	SF	8.00
5	1242	WD DECK A	0	100	0	0	311.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	01	3,337	111.0900	184.41	615,376	1987	1987	0	0	0	19.00	81.00	
1 SFR CUST				100% - 2020	Heated Area: 2752				HX Base Yr 2020				

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/04/2026 MLU

TOTAL OB/XF													
3,545													

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		498,455	
TOTAL MARKET OB/XF VALUE		3,545	
TOTAL LAND VALUE - MARKET		600,000	
TOTAL MARKET VALUE		1,102,000	
SOH/AGL Deduction		469,717	
ASSESSED VALUE		632,283	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		580,872	
TOTAL JUST VALUE		1,102,000	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		997,146	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2289/1221	7/12/2019	WD	Q	I	01	630,000	
GRANTOR: SCHOELL RICHARD A							
GRANTEE: PIERDILUCA MICHAEL							
0951/1359	9/29/2000	WD	U	I		485,000	
GRANTOR: ZIMMERMAN THOMAS C							
GRANTEE: SCHOELL RICHARD A &							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W14 N1 W1 N3 FEP=[YR=2011] N15 W17 S14 E5 S1 E12\$ W12 N1 W9 S1 W7 S10 W8 S3 W18 S38 E11 S1 FOP=[YR=1993] S9 FGR=[YR=1993] W16 S3 W1 S8 E1 S13 E12 S2 E8 N2 E6 N24 W10 \$ E7 N9 W7 \$ E7 N8 E11 N1 E7 S1 E5 N4 E2 FOP=[YR=1993] E12 N2 W2 N1 W10 S3 \$ N3 E10 S1E2 S2 S8 E7 N1 E7 N16 W1 N5 E1 N22 \$.									