

LOT 42
IN OR 2101/1791
BEACHWOOD VILLAGE 1 PB 4/25-27

HINEL JAMES F & STEPHENY
17 RAILROAD VINE
FERNANDINA BEACH, FL 32034

2026

01-6N-29-0201-0042-0000



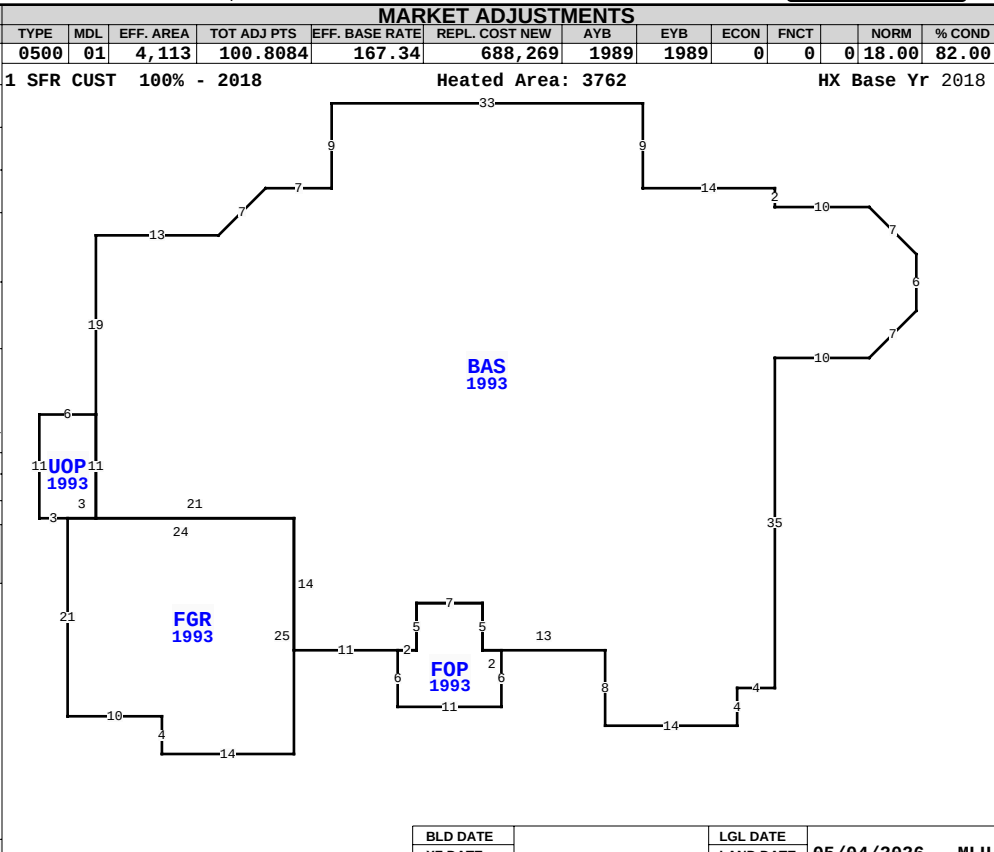
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	3,762	100	1993	3,762	516,217
FGR	560	55	1993	308	42,264
FOP	101	30	1993	30	4,116
UOP	66	20	1993	13	1,784
TOTALS	4,489			4,113	564,381

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	2.00	UT	2,000.00	2,000.00
5	1124	CB/STC 4"	0	100	14	56.00	SF	6.50	6.50

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



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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 5
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE	564,381		
TOTAL MARKET OB/XF VALUE	2,669		
TOTAL LAND VALUE - MARKET	600,000		
TOTAL MARKET VALUE	1,167,050		
SOH/AGL Deduction	576,120		
ASSESSED VALUE	590,930		
TOTAL EXEMPTION VALUE	51,411		
BASE TAXABLE VALUE	539,519		
TOTAL JUST VALUE	1,167,050		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,063,591		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2101/1791	2/16/2017	WD	Q	I	02
GRANTOR: KURUC JOHN S & JOANN					
GRANTEE: HINEL JAMES F & STE					
1306/1460	4/05/2005	WD	Q	I	
GRANTOR: DAVENPORT FRANCES M T					
GRANTEE: KURUC JOHN S & JOAN					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W10 N2 W14 N9 W33 S9 W7 D5 L5 W13 S19									
UOP=[YR=1993] W6 S11 E3FGR=[YR=1993] S21 E10 S4 E14 N25 W24\$									
E3 N11\$ S11 E21 S14 E11 FOP=[YR=1993] S6 E11 N6 W2 N5 W7 S5									
W2\$ E2 N5 E7 S5 E13 S8 E14 N4 E4 N35 E10 U5 R5 N6 U5 L5									
\$.									

LAND DESCRIPTION									
TOTAL OB/XF									
2,669									
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