LOT 43
IN OR 2165/1332
BEACHWOOD VILLAGE UNIT 1

**BURK GENE & MINA LIVING TRUST/BURK GENE LAVERNE JR**
4 RAILROAD VINE
FERNANDINA BEACH, FL 32034

**2026**

**01-6N-29-0201-0043-0000**

## NASSAU COUNTY PROPERTY



## 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 | 12 | HARDWOOD 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 3 100 |
| 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 |

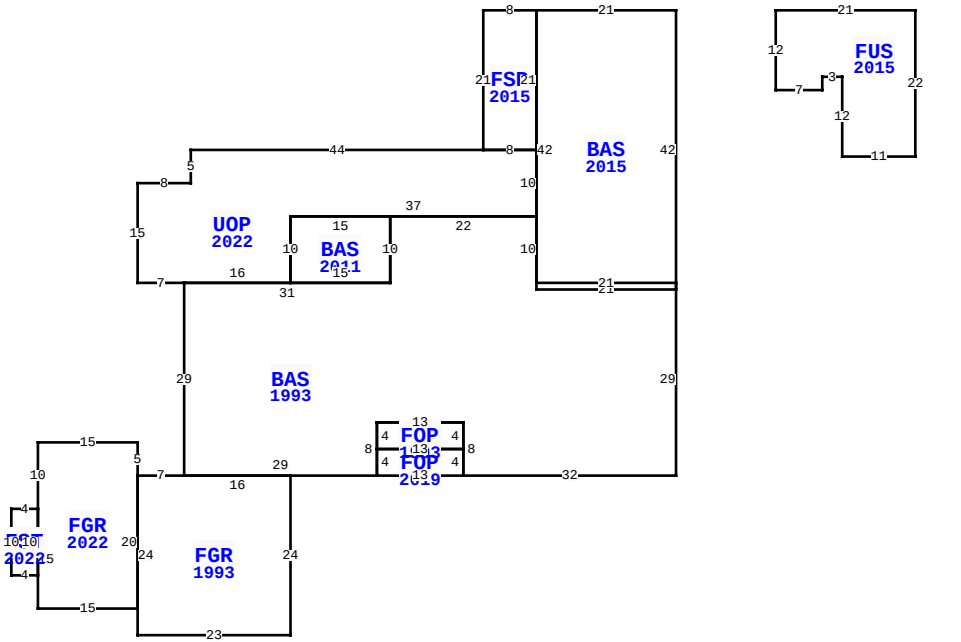
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 10 |
| NEIGHBORHOOD/LOC | 10001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,262 | 100 | 1993 | 2,262 | 341,540 |
| BAS | 150 | 100 | 2011 | 150 | 22,649 |
| BAS | 882 | 100 | 2015 | 882 | 133,173 |
| FGR | 552 | 55 | 1993 | 304 | 45,901 |
| FGR | 375 | 55 | 2022 | 206 | 31,104 |
| FOP | 52 | 30 | 1993 | 16 | 2,416 |
| FOP | 52 | 30 | 2019 | 16 | 2,416 |
| FSP | 168 | 40 | 2015 | 67 | 10,117 |
| FST | 40 | 55 | 2022 | 22 | 3,322 |
| FUS | 356 | 100 | 2015 | 356 | 53,752 |
| TOTALS | 5,679 | | | 4,439 | 670,245 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 4,439 | 103.9500 | 172.56 | 765,994 | 1981 | 2000 | 0 | 0 | 0 | 12.50 | 87.50 |

1 SFR CUST 100% - 2019 Heated Area: 3650 HX Base Yr 2019




** This building has 11 Sub-Areas

4 RAILROAD VINE, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/04/2026 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 5 | Tax Dist: | |
| BUILDING MARKET VALUE | | 670,245 |
| TOTAL MARKET OB/XF VALUE | | 2,581 |
| TOTAL LAND VALUE - MARKET | | 600,000 |
| TOTAL MARKET VALUE | | 1,272,826 |
| SOH/AGL Deduction | | 591,002 |
| ASSESSED VALUE | | 681,824 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 630,413 |
| TOTAL JUST VALUE | | 1,272,826 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,145,620 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20216332 | ADDITION | 0 | 07/01/2021 |
| B1807146 | ADDITION | 150,000 | 07/16/2018 |
| B1530881 | ADDITION | 147,849 | 07/01/2015 |
| B1327863 | REPDECK | 24,386 | 10/01/2013 |
| M940818 | H/AC | 0 | 12/01/1994 |
| 0073 | REPAIR/RRF | 2,000 | 06/01/1993 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2165/1332 | 12/19/2017 | WD | Q | I | 01 | 687,000 |
| GRANTOR: PETERSON BRADLEY A & | | | | | | |
| GRANTEE: BURK GENE & MINA LI | | | | | | |
| 1765/1138 | 11/17/2011 | WD | Q | I | 01 | 455,000 |
| GRANTOR: HAMBRECHT JENNIFER G | | | | | | |
| GRANTEE: PETERSON BRADLEY A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2015] W21 FSP=[YR=2015] W8 S21 UOP=[YR=2022] W44 S5 W8 S15 E7 BAS=[YR=1993] S29 FGR=[YR=1993] W7 FGR=[YR=2022] N5 W15 S10 FST=[YR=2022] W4 S10 E4 N10$ S15 E15 N20$ S24 E23N24 W16$ E29FOP=[YR=2019] E13 N4 FOP=[YR=1993] N4W13 S4 E13$ W13 S4$ N8 E13 S8 E32 N29 W21 N10 W22 BAS=[YR=2011] W15S10E15N10$ S10 W31$ E16 N10 E37 N10 W8$ E8 N21$ S42 E21 N42$ PTR=E15 FUS=[YR=2015] E21 S22 W11 N12 W3 S2 W7 N12$ W15$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1981 | 1981 | 3 | 44 | 880 | |
| 4 | 1076 | TRELLIS A | 0 | 100 | 18 | 14 | 252.00 | SF | 7.50 | 7.50 | 100 | 2013 | 2013 | 3 | 90 | 1,701 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,581

| 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 | | 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