LOT 44
BEACHWOOD VILLAGE UNIT 1
PB 4/25-27

**ANDERSON DAVID & CHERYL JOINT REVOCABLE TRUST/ANDE**
2 RAILROAD VINE
FERNANDINA BEACH, FL 32034

**2026**

**01-6N-29-0201-0044-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 10 | WD SHINGLE 100 |
| Interior Wall | 08 | DECORATIVE 100 |
| Interior Floo | 11 | CLAY TILE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| 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 | 3,025 | 100 | 1993 | 3,025 | 776,956 |
| FGR | 648 | 55 | 1993 | 356 | 91,437 |
| FST | 168 | 55 | 1993 | 92 | 23,630 |
| TOTALS | 3,841 | | | 3,473 | 892,022 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 3,473 | 167.2704 | 277.67 | 964,348 | 1988 | 2010 | 0 | 0 | 0 | 7.50 | 92.50 |

1 SFR CUST 100% - 2026 Heated Area: 3025 HX Base Yr 2026

2 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 | | 892,022 |
| TOTAL MARKET OB/XF VALUE | | 3,753 |
| TOTAL LAND VALUE - MARKET | | 600,000 |
| TOTAL MARKET VALUE | | 1,495,775 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 1,495,775 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 1,444,364 |
| TOTAL JUST VALUE | | 1,495,775 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,367,612 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B24212 | REMODEL | 1,070 | 12/01/2010 |
| 4495 | NEW CONSTR | 201,988 | 11/16/1987 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2831/1468 | 11/17/2025 | WD | Q | I | 02 | 1,795,000 |
| GRANTOR: STARK STEVAN RICHARD | | | | | | |
| GRANTEE: ANDERSON DAVID & CH | | | | | | |
| 2614/1201 | 1/20/2023 | WD | Q | I | 01 | 1,660,000 |
| GRANTOR: SMITH SCOTT H | | | | | | |
| GRANTEE: STARK STEVAN R TRUS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] 3025$ FST=[YR=1993] 168$ FGR=[YR=1993] 648$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 1,142.00 | SF | 10.00 | 10.00 | 100 | 1988 | 1988 | 3 | 20 | 2,284 | |
| 3 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1988 | 1988 | 3 | 60 | 1,200 | |
| 4 | 1126 | CB/STC 8" | 0 | 100 | 0 | 0 | 68.00 | SF | 8.00 | 8.00 | 100 | 1988 | 1988 | 3 | 49.5 | 269 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,753

| 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 10/01/2024 BY DJ Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 07/09/2026 BY SYS