

LOT 47
PT OR 1199/1881
BEACHWOOD VILLAGE UNIT 1

CABANISS EDA H
4705 ROLFE ROAD
RICHMOND, VA 23226

2026

01-6N-29-0201-0047-0000



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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		2. 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	1,923	100	1993	1,923	297,604
FDG	462	60	1993	277	42,869
FEP	150	80	1993	120	18,571
FUS	581	100	1993	581	89,916
UOP	72	20	1993	14	2,166
UOP	316	20	1993	63	9,750
TOTALS	3,504			2,978	460,876

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
2	0504	FP-ELECTRI
4	1122	CB 6"

L N	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	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	1984	1984	3	51.5	1,030	
4	1122	CB 6"	0	0	0	92.00	SF	5.85	5.85	100	1984	1984	3	38	205	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,978	114.3933	189.89	565,492	1984	1988	0	0	18.50	81.50
1 SFR CUST 0% - 0											
Heated Area: 2504											
HX Base Yr											

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

L N	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
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TOTAL OB/XF											
1,235											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	0		RSF-1	0.00	0.00	1.00	LT	1.00

Total Acres: 0.00	Total Land Value: 600,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE	460,876		
TOTAL MARKET OB/XF VALUE	1,235		
TOTAL LAND VALUE - MARKET	600,000		
TOTAL MARKET VALUE	1,062,111		
SOH/AGL Deduction	167,520		
ASSESSED VALUE	894,591		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	894,591		
TOTAL JUST VALUE	1,062,111		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	945,567		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9502110	REPAIR/RRF	900	07/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1199/1881	1/07/2004	WD	Q	I	01	684,500	
GRANTOR: CABANISS ROBERT W JR							
GRANTEE: CABANISS EDA H							
0658/0969	5/18/1992	WD	Q	I		220,000	
GRANTOR: BRACKETT CHRIS & PAT							
GRANTEE: CABANISS ROB & EDA							

BUILDING NOTES															
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BUILDING DIMENSIONS															
UOP=[YR=1993] W23 S2 W4 BAS=[YR=1993] W11 FEP=[YR=1993] W15 S10 E15 N10\$ S10 W15 S15 W3 S9 E1 S5 E19 UOP=[YR=1993] E9 N8 W9 S8\$ N8 E9 S19 E27 N23 E2 N7 W2 N10 W27 N10\$ S10 E27 N12\$ PTR=E15 FUS=[YR=1993] E21 S28 W7 N1 W7 S1 W7 N28\$ W15\$ PTR=W65 FDG=[YR=1993] W21 S22 E21 N22\$ E65\$.															