

LOT 49
BEACHWOOD VILLAGE UNIT 1
PB 4/25-27

GERAK ANTHONY J & PATRICIA C
13 BEACH WOOD ROAD
FERNANDINA BEACH, FL 32034

2026

01-6N-29-0201-0049-0000



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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10001.00		

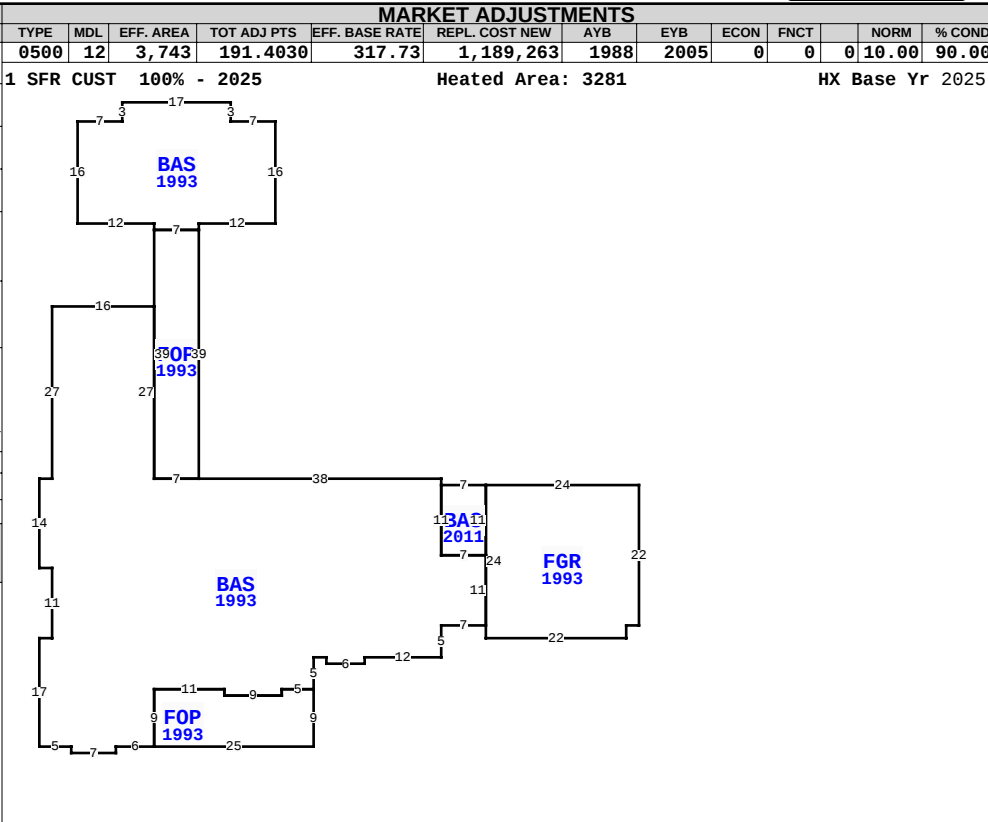
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	554	100	1993	554	158,420
BAS	2,650	100	1993	2,650	757,787
BAS	77	100	2011	77	22,019
FGR	572	55	1993	315	90,077
FOP	216	30	1993	65	18,587
FOP	273	30	1993	82	23,449

TOTALS	4,342			3,743	1,070,337
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
3	1124	CB/STC 4"	0	100	0	0	276.00	SF	6.50
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
6	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00
7	1076	TRELLIS A	0	100	10	20	200.00	SF	7.50

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

REVIEW DATE 01/01/2023 BY CD



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

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1988	1988	04	85	42,500	
100	1988	1988	3	49.5	888	
100	1988	1988	3	60	1,200	
100	2018	2018	3	74	3,700	
100	2018	2018	3	95	1,425	

TOTAL OB/XF									
49,713									

Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		1,070,337	
TOTAL MARKET OB/XF VALUE		49,713	
TOTAL LAND VALUE - MARKET		600,000	
TOTAL MARKET VALUE		1,720,050	
SOH/AGL Deduction		169,871	
ASSESSED VALUE		1,550,179	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		1,498,768	
TOTAL JUST VALUE		1,720,050	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,559,083	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP250010348	POOL RESI	108,731	09/15/2025
B1805285	SKITPERG	4,900	05/24/2018
BP4258	N/A	10,600	07/23/1987
BP4192	N/A	169,420	06/18/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2715/587	5/31/2024	WD	Q	I	02	1,950,000
GRANTOR: SCHULE MARILYN J						
GRANTEE: GERAK ANTHONY J & P						
2329/0137	12/31/2019	SW	U	I	11	100
GRANTOR: SCHULE ROBERT M REVOC						
GRANTEE: SCHULE MARILYN J						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=1993] W24 BAS 2011=W7 BAS=[YR=1993] N1 W38 FOP=[YR=1993] N39 BAS=[YR=1993] N1 E12N16 W7 N3 W17 S3 W7 S16 E12 S1E7\$ W7 S39 E7\$ W7 N27 W16 S27 W2 S14 E2S11 W2 S17 E5 S1 E7 N1 E6 FOP=[YR=1993] E25 N9 W5 S1 W9 N1 W11 S9\$ N9 E11 S1 E9 N1 E5 N5 E2 S1 E6 N1 E12 N5 E7 N11 W7 N11\$ S11 E7 N11\$ S24 E22 N2 E2 N22\$.									