LOT 51
BEACHWOOD VILLAGE 1 PB 4/25-27

SULLIVAN TRUST/SULLIVAN JOSEPH G TRUSTEE
17 BEACHWOOD ROAD
FERNANDINA BEACH, FL 32034

2026

01-6N-29-0201-0051-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

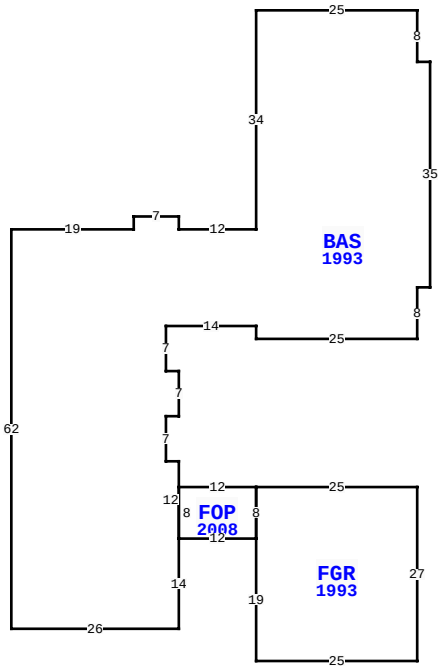
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 10
NEIGHBORHOOD/LOC 10001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,123	100	1993	3,123	460,131
FGR	675	55	1993	371	54,662
FOP	96	30	2008	29	4,272
TOTALS	3,894			3,523	519,066

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,523	107.2575	178.05	627,270	1984	1984	0	0	0	17.25	82.75

1 SFR CUST 100% - 2009 Heated Area: 3123 HX Base Yr 2009



17 BEACH WOOD RD, 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		519,066
TOTAL MARKET OB/XF VALUE		55,476
TOTAL LAND VALUE - MARKET		600,000
TOTAL MARKET VALUE		1,174,542
SOH/AGL Deduction		627,840
ASSESSED VALUE		546,702
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		495,291
TOTAL JUST VALUE		1,174,542
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,043,352

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M14801	MECH OTHER	0	09/01/2009
B21214	POOL ENCLOSURE	19,000	03/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2602/1934	11/15/2022	WD	U	I	11	100
GRANTOR: SULLIVAN D DELORES						
GRANTEE: SULLIVAN TRUST						
1289/1868	1/24/2005	WD	Q	I		560,000
GRANTOR: WORMHOUDT H L &						
GRANTEE: SULLIVAN D DELORES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S34 W12 N2 W7 S2 W19 S62 E26 N14
FOP=[YR=2008] E12 FGR=[YR=1993] S19 E25 N27 W25 S8$ N8 W12
S8$ N12 W2 N7 E2 N7 W2 N7 E14 S2 E25 N8 E2 N35 W2 N8$.

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	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1984	1984	04	85	42,500	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1984	1984	3	51.5	1,030	
7	1125	CB/STC 6"	0	100	0	0	583.00	SF	7.35	7.35	100	1984	1984	3	38	1,628	
10	0911	SCRN RM A	0	100	0	0	2,123.00	SF	18.00	18.00	100	2008	2008	3	27	10,318	

LAND DESCRIPTION

TOTAL OB/XF 55,476

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