LOT 52
IN OR 1375/977
BEACHWOOD VILLAGE UNIT 1

SIMON JOSEPH ERIC MD &/GILFILLAN CAROL A
62 LAUREL OAK
FERNANDINA BEACH, FL 32034

2026

01-6N-29-0201-0052-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	14	WD SHINGLE 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

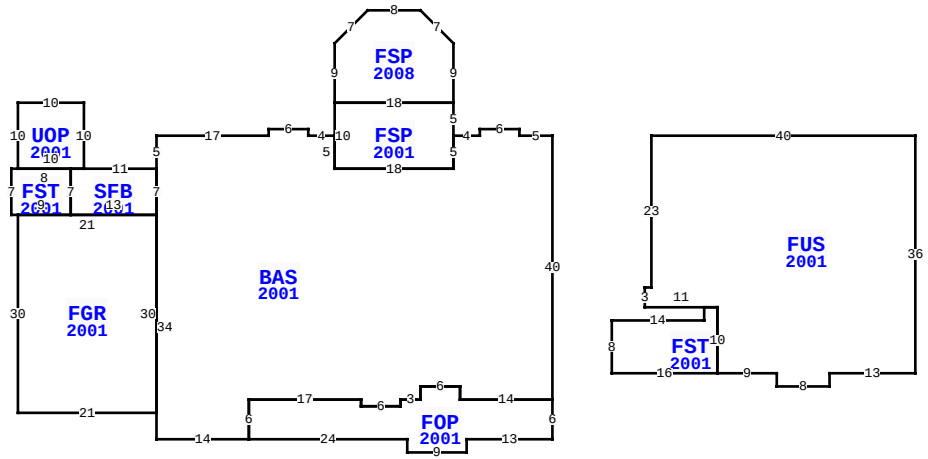
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2001	2,400	352,366
FGR	630	55	2001	346	50,800
FOP	300	30	2001	90	13,214
FSP	180	40	2001	72	10,571
FSP	227	40	2008	91	13,360
FST	63	55	2001	35	5,138
FST	132	55	2001	73	10,718
FUS	1,359	100	2001	1,359	199,528
SFB	91	80	2001	73	10,718
UOP	100	20	2001	20	2,937
TOTALS	5,482			4,559	669,349

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,559	100.5039	166.84	760,624	2001	2001	0	0	0	12.00	88.00

1 SFR CUST 100% - 2003 Heated Area: 3832 HX Base Yr 2003



62 LAUREL OAK, 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		669,349
TOTAL MARKET OB/XF VALUE		1,660
TOTAL LAND VALUE - MARKET		600,000
TOTAL MARKET VALUE		1,271,009
SOH/AGL Deduction		689,110
ASSESSED VALUE		581,899
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		530,488
TOTAL JUST VALUE		1,271,009
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,161,086

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1225828	WINDO	900	03/01/2012
B21276	REMODEL	40,000	04/01/2008
R11171	REPAIR/RRF	1,500	04/01/2008
E017716	NEW CONSTR	0	02/01/2001
P014535	NEW CONSTR	0	02/01/2001
B0107906	NEW CONSTR	200,000	01/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1375/0977	12/20/2005	WD	Q	I	01	100
GRANTOR: SIMON JOSEPH E MD & C						
GRANTEE: SIMON JOSEPH E MD &						
1027/0556	12/27/2001	WD	Q	V		115,000
GRANTOR: SIMON JOSEPH E MD & M						
GRANTEE: SIMON JOSEPH E MD &						

BUILDING NOTES

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	2001	2001	3	83	1,660	

BUILDING DIMENSIONS

BAS=[YR=2001] W5 N1 W6 S1 W4 FSP=[YR=2001] N5 FSP=[YR=2008] N9 U5 L5 W8 L5 D5 S9 E18$ W18 S10 E18 N5$ S5 W18 N5 W4 N1 W6 S1 W17 S5 SFB=[YR=2001] W11 UOP=[YR=2001] N10 W10 S10 FST=[YR=2001] W1 S7 E9 N7 W8 $ E10 $ W2 S7 E13 N7 $ S7 FGR=[YR=2001] W21 S30 E21 N30 $ S34 E14 FOP=[YR=2001] E24 S2 E9 N2 E13 N6 W14 N2 W6 S2 W3 S1 W6 N1 W17 S6 $ N6 E17 S1 E6 N1 E3 N2 E6 S2 E14 N40 $ PTR= E15 FUS=[YR=2001] E40 S36 W13 S2 W8 N2 W9 FST=[YR=2001] W16 N8 E14 N2 E2 S10 $ N10 W11 N3 E1 N23 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 1,660

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