

LOT 53
IN OR 2496/182
BEACHWOOD VILLAGE UNIT 1

BYRD TRUST/BYRD MARY LEE TRUSTEE
63 LAUREL OAK ROAD
FERNANDINA BEACH, FL 32034

2026

01-6N-29-0201-0053-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
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	3,749	100	2018	3,749	661,813
FGR	506	55	2018	278	49,075
FOP	238	30	2018	71	12,533
FST	475	55	2018	261	46,074
FUS	760	100	2018	760	134,163
UOP	36	20	2018	7	1,236
UOP	52	20	2018	10	1,765
UOP	84	20	2018	17	3,001
UOP	140	20	2018	28	4,943
TOTALS	6,040			5,181	914,603

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	5,181	109.6300	181.99	942,890	2018	2018	0	0	3.00	97.00
1 SFR CUST		100% - 2019		Heated Area: 4509				HX Base Yr 2019			

The floor plan diagram illustrates a building layout with several rooms and corridors. The rooms are labeled with codes and years: BAS 2018, FGR 2018, FOP 2018, FST 2018, FUS 2018, and UOP 2018. Dimensions are provided for various segments of the plan. The layout includes a large central area (BAS 2018) and several smaller rooms (FGR 2018, FOP 2018, FST 2018, FUS 2018, UOP 2018) connected by corridors. The dimensions are as follows: 48, 19, 24, 35, 10, 14, 10, 9, 6, 23, 25, 19, 18, 7, 5, 22, 23, 7, 22, 23, 34, 12, 7, 23, 11, 4, 13, 4, 18, 5, 9, 23, 14, 16, 5, 23, 14, 18, 21.

BLD DATE	LGL DATE
	05/01/2026

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 5	
BUILDING MARKET VALUE		Tax Dist:	
TOTAL MARKET OB/XF VALUE		914,603	
TOTAL LAND VALUE - MARKET		97,166	
TOTAL MARKET VALUE		600,000	
SOH/AGL Deduction		1,611,769	
ASSESSED VALUE		488,382	
TOTAL EXEMPTION VALUE		1,123,387	
BASE TAXABLE VALUE		WX HX HB	
TOTAL JUST VALUE		56,411	
NCON VALUE		1,066,976	
INCOME VALUE		1,611,769	
PREVIOUS YEAR MKT VALUE		0	
		1,482,389	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1803384	SCRN ENCL	21,510	04/03/2018
B1802751	CO ISSUED	0	03/16/2018
B1800043	SWIM POOL	49,452	01/02/2018
B1633647	NEW CONSTR	562,692	12/01/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2496/0182	9/09/2021	SW U	I	I	11
GRANTOR: BYRD EDWIN LEONARD &					
GRANTEE: BYRD TRUST					
2195/1600	5/02/2018	WD U	V	I	11
GRANTOR: BYRD EDWIN L					
GRANTEE: BYRD EDWIN L & MARY					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=2018;ORIG=-52,25] W24 S19 W19 S48 E9 S5 E18 N1 N7 E23 N22 E5 N19 E23 N9 N14 W35 \$					
FUS=[YR=2018;ORIG=20,0] E16 N5 E23 S14 W18 S14 W21 N23 \$					
FGR=[YR=2018;ORIG=-22,89] N22 W23 S22 E23 \$					
FST=[YR=2018;ORIG=-22,67] E7 N18 N1 W25 S19 E18 \$					
FOP=[YR=2018;ORIG=-68,96] E11 E23 N7 W34 S7 \$					
UOP=[YR=2018;ORIG=-17,39] E10 N14 W10 S14 \$					
UOP=[YR=2018;ORIG=-34,96] E12 N7 W12 S7 \$					
UOP=[YR=2018;ORIG=-57,96] S4 E13 N4 W13 \$					
UOP=[YR=2018;ORIG=-15,49] E6 N6 W6 S6 \$					
PTR=[ORIG=0,0] E20 W20 \$					

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	100	2018
2	0860	POOL/SPA	0	100	0	0	1.00	UT	75,000.00	100	2018
4	0911	SCRN RM A	0	100	0	0	900.00	SF	36.00	100	2018

LAND DESCRIPTION											
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	100		RSF-1	0.00	0.00	1.00	LT	1.00

TOTAL OB/XF											
TOT ADJ	97,166	UNIT PRICE	600,000.00	ADJ UNIT PRICE	600,000.00	LAND VALUE	600,000	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL