LOT 59
BEACHWOOD VILLAGE 1 PB 4/25-27

FERRIELL ANN C & A WILLIAM
4606 HARBOLD CT
LOUISVILLE, KY 40241

2026

01-6N-29-0201-0059-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

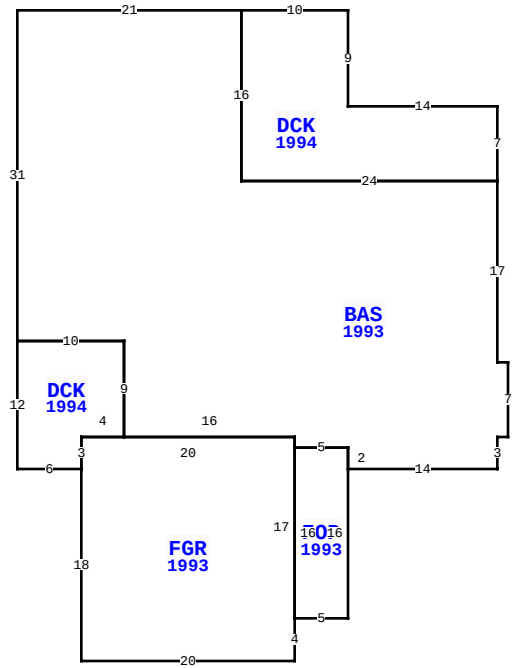
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,380	100	1993	1,380	268,671
DCK	108	10	1994	11	2,142
DCK	258	10	1994	26	5,062
FGR	420	55	1993	231	44,973
FOP	80	30	1993	24	4,673
TOTALS	2,246			1,672	325,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,672	131.0400	217.53	363,710	1984	2004	0	0	0	10.50	89.50

1 SFR CUST 0% - 0 Heated Area: 1380 HX Base Yr



12 LAUREL OAK, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	325,520
TOTAL MARKET OB/XF VALUE	1,030
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	776,550
SOH/AGL Deduction	145,006
ASSESSED VALUE	631,544
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	631,544
TOTAL JUST VALUE	776,550
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	764,490

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2260/1111	3/11/2019	WD	Q	I	02	470,000
GRANTOR: FOX LEONARD JR & DEBO						
GRANTEE: FERRIELL ANN C & A						
2199/1907	5/30/2018	WD	Q	I	02	435,000
GRANTOR: CANTOR DONALD C & C D						
GRANTEE: FOX LEONARD JR & DE						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1994] W14 N9 W10 BAS=[YR=1993] W21 S31
DCK=[YR=1994] S12 E6 FGR=[YR=1993] S18 E20 N4 FOP=[YR=1993]
E5 N16 W5 S16$ N17 W20 S3$ N3 E4 N9 W10$ E10 S9 E16 S1 E5 S2
E14 N3 E1 N7 W1 N17 W24 N16$ S16 E24 N7$.

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
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1984	1984	3	51.5	1,030	

LAND DESCRIPTION

TOTAL OB/XF 1,030

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/09/2026 BY SYS