LOT 66
BEACHWOOD VILLAGE UNIT 1
PB 4/25-27

IRWIN WILLIAM RUSSELL & PATRICIA HENDERICKSON REVO
107 SUNSET DR
NEW HOPE, PA 18938

2026

01-6N-29-0201-0066-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

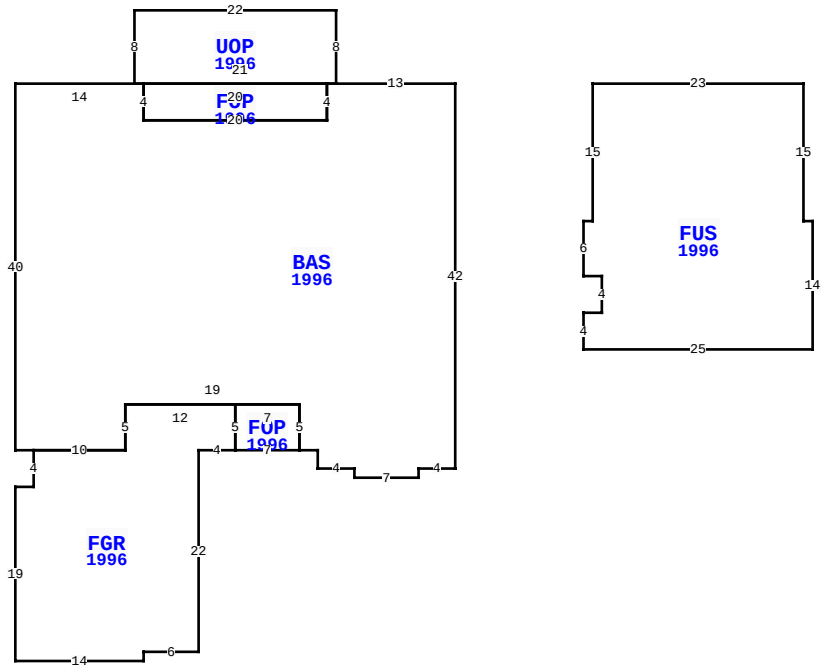
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,782	100	1996	1,782	288,085
FGR	506	55	1996	278	44,942
FOP	35	30	1996	10	1,617
FOP	80	30	1996	24	3,880
FUS	687	100	1996	687	111,063
UOP	176	20	1996	35	5,658
TOTALS	3,266			2,816	455,244

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,816	113.9040	189.08	532,449	1996	1996	0	0	0	14.50	85.50

1 SFR CUST 0% - 0 Heated Area: 2469 HX Base Yr



15 LAUREL OAK, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	455,244
TOTAL MARKET OB/XF VALUE	2,178
TOTAL LAND VALUE - MARKET	540,000
TOTAL MARKET VALUE	997,422
SOH/AGL Deduction	80,265
ASSESSED VALUE	917,157
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	917,157
TOTAL JUST VALUE	997,422
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	900,026

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9602947	NEW CONSTR	108,000	05/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2834/1644	12/04/2025	WD	U	I	11	100
GRANTOR: IRWIN WILLIAM R & PAT						
GRANTEE: IRWIN WILLIAM RUSSE						
0810/0661	10/20/1997	WD	Q	I		367,500
GRANTOR: COHEN SYDNEY & MARBRA						
GRANTEE: IRWIN WILLIAM R & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W13 UOP=[YR=1996] N8 W22 S8 E1 FOP=[YR=1996] S4 E20 N4 W20$ E21$ W1 S4 W20 N4 W14 S40 E2 FGR=[YR=1996] S4 W2 S19 E14 N1 E6 N22 E4 FOP=[YR=1996] E7 N5 W7 S5$ N5 W12 S5 W10$ E10 N5 E19 S5 E2 S2 E4 S1 E7 N1 E4 N42$ PTR=E15 FUS=[YR=1996] E23 S15 E1 S14 W25 N4 E2 N4 W2 N6 E1 N15$ W15$.

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	76	1,520	
3	1242	WD DECK A	0	0	0	0	220.00	SF	10.00	10.00	100	1996	1996	3	20	440	
5	1126	CB/STC 8"	0	0	8	5	40.00	SF	8.00	8.00	100	1996	1996	3	68	218	

LAND DESCRIPTION

TOTAL OB/XF 2,178

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	1.20	450,000.00	540,000.00	540,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 540,000 Market: 0 Agricultural: 0 Common: 540,000 PRINTED 07/09/2026 BY SYS