

LOT 69
BEACHWOOD VILLAGE UNIT 1
PB 4/25-27

PLATTE CURTIS R III & LISA
114 MAPLEWOOD DRIVE
GRIFFIN, GA 30224

2026

01-6N-29-0201-0069-0000



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 90
Interior Floor	08	DECORATIVE 10
Interior Floor	12	HARDWOOD 60
Interior Floor	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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM	MKT AREA	10
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NEIGHBORHOOD/LOC	10001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,741	100	1996	1,741	269,235
FGR	479	55	1996	263	40,671
FOP	58	30	1996	17	2,629
FOP	128	30	1996	38	5,876
FUS	608	100	1996	608	94,023
UOP	205	20	1996	41	6,341

TOTALS	3,219			2,708	418,776
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	
3	1242	WD DECK A	0	0	0	0	201.00	SF	10.00	10.00	
4	1126	CB/STC 8"	0	0	0	0	135.00	SF	8.00	8.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	0		RSF-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,708	108.9600	180.87	489,796	1996	1996	0	0	14.50	85.50
1 SFR CUST 0% - 2023											
Heated Area: 2349											
HX Base Yr											
21 LAUREL OAK, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/07/2024 MLU											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		418,776	
TOTAL MARKET OB/XF VALUE		2,656	
TOTAL LAND VALUE - MARKET		540,000	
TOTAL MARKET VALUE		961,432	
SOH/AGL Deduction		0	
ASSESSED VALUE		961,432	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		961,432	
TOTAL JUST VALUE		961,432	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		977,421	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9602590	NEW CONSTR	120,000	02/01/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2582/0137	5/10/2022	WD U	I	I	30
GRANTOR: PLATTE CURTIS R JR IN					
GRANTEE: PLATTE CURTIS R III					
1843/1838	3/06/2013	QC U	I	I	11
GRANTOR: PLATTE CURTIS R JR					
GRANTEE: PLATTE CURTIS R JR					

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=1996] W5 S1 W16 S8 BAS=[YR=1996] W33 S35 FGR=[YR=1996] S25 E13 N2 E8 N21 W15 N2 W6\$ E6 S2 E19 FOP=[YR=1996] S2 E9 N7 W8 S5 W1\$ E1 N5 E8 S7 E3 S3 E13 N34 FOP=[YR=1996] N8 W17 S4 R4 D4 E13\$ W13 U4 L4 N4\$ E17 S8 E4 N17\$ PTR=E15 FUS=[YR=1996] E17 S8 E1 S7 W1 S9 W3 S12 W12 N4 W5 N7 E3N9 W3 N4 E3 N12\$ W15\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	0		RSF-1	0.00	0.00	1.00	LT	