

LOTS 71 & 72
IN OR 1565/348 CASE #07-CP-103
BEACHWOOD VILLAGE UNIT 1

KULLMAN BRUCE/WEAVER KAREN L ET AL
1359 SW 25TH LANE
PALM CITY, FL 34990

2026

01-6N-29-0201-0071-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	06	ASB SHINGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

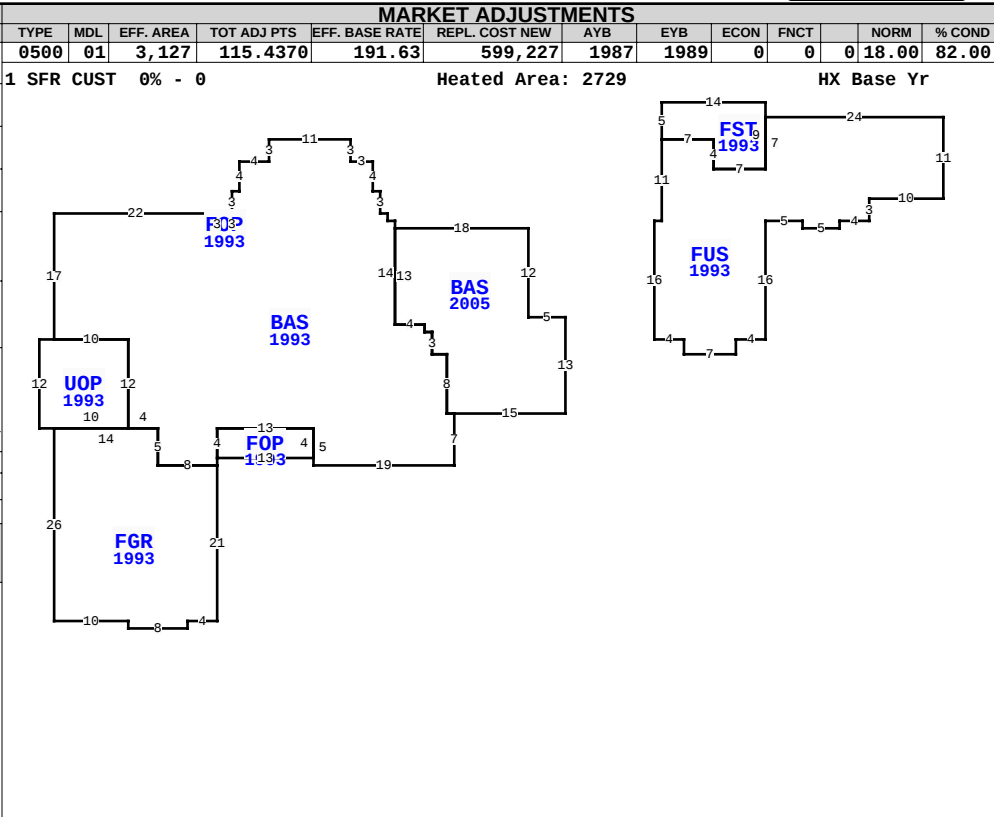
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,598	100	1993	1,598	251,105
BAS	440	100	2005	440	69,140
FGR	540	55	1993	297	46,669
FOP	6	30	1993	2	314
FOP	52	30	1993	16	2,514
FST	98	55	1993	54	8,485
FUS	691	100	1993	691	108,581
UOP	144	20	1993	29	4,557

TOTALS	3,569			3,127	491,366
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
4	1126	CB/STC 8"	0	0	0	0	55.00	SF	8.00
10	1126	CB/STC 8"	0	0	0	0	42.00	SF	8.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		RSF-1	0.00	0.00	1.00
2	000100	C	RES	0		RSF-1	0.00	0.00	1.00



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024
INC DATE		AG DATE	MLU
18 LAUREL OAK, FERNANDINA BEACH			

TOTAL OB/XF									
1,646									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 5					Tax Dist:				
BUILDING MARKET VALUE					491,366				
TOTAL MARKET OB/XF VALUE					1,646				
TOTAL LAND VALUE - MARKET					900,000				
TOTAL MARKET VALUE					1,393,012				
SOH/AGL Deduction					367,502				
ASSESSED VALUE					1,025,510				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					1,025,510				
TOTAL JUST VALUE					1,393,012				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,381,287				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509791	H/AC	0	05/01/2005
R07465	REPAIR/RRF	5,000	04/01/2005
BP3928	N/A	112,000	03/06/1987

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1037/1701	2/15/2002	TD	Q	I	06	100			
GRANTOR: HEIKKENEN KULLMAN JAC									
GRANTEE: HEIKKENEN JACQUELYN									
0882/1813	5/13/1999	WD	U	I	07	100			
GRANTOR: KULLMAN JACQUELYN									
GRANTEE: KULLMAN JACQUELYN T									

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993] W1 N1 W1 N3 W1 N4 W3 N3 W11 S3 W4 S4 W1 S3 FOP=[YR=1993] W2 S3 E2 N3\$ S3 W2 N3 W22 S17 UOP=[YR=1993] W2 S12 E2 FGR=[YR=1993] S26 E10 S1 E8 N1 E4 N21 W8 N5 W14\$ E10 N12 W10\$ E10 S12 E4 S5 E8 N1 FOP=[YR=1993] E13 N4 W13 S4\$ N4 E13 S5 E19 N7 BAS=[YR=2005] E15 N13 W5 N12 W18 S13 E4 S1 E1 S3 E2 S8 E1\$ W1 N8W2 N3 W1 N1 W4 N14 \$ PTR= E35 FUS=[YR=1993] E1 N11 FST=[YR=1993] N5 E14 S9 W7 N4 W7 \$ E7 S4 E7 N7 E24 S11 W10 S3 W4 S1 W5 N1 W5 S16 W4 S2 W7 N2 W4 N16\$ W35 \$.									