

W42 FT OF N125 OF LOT 46 &
E33 FT OF N125 OF LOT 72
IN OR 1903/871

TOMASZEWSKI NEAL RICHARD
2000 BEECH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1180-0046-0040



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	15 CONC BLOCK 60
Exterior Wall	10 ABOVE AVG 40
Roof Structure	01 FLAT 100
Roof Cover	04 BUILT-UP 80
Roof Cover	12 MODULAR MT 20
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 80
Interior Floor	09 PINE WOOD 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	03 MASONRY 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

Quality	06	Quality Level 06		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	01	

NEIGHBORHOOD/LOC 1008.00

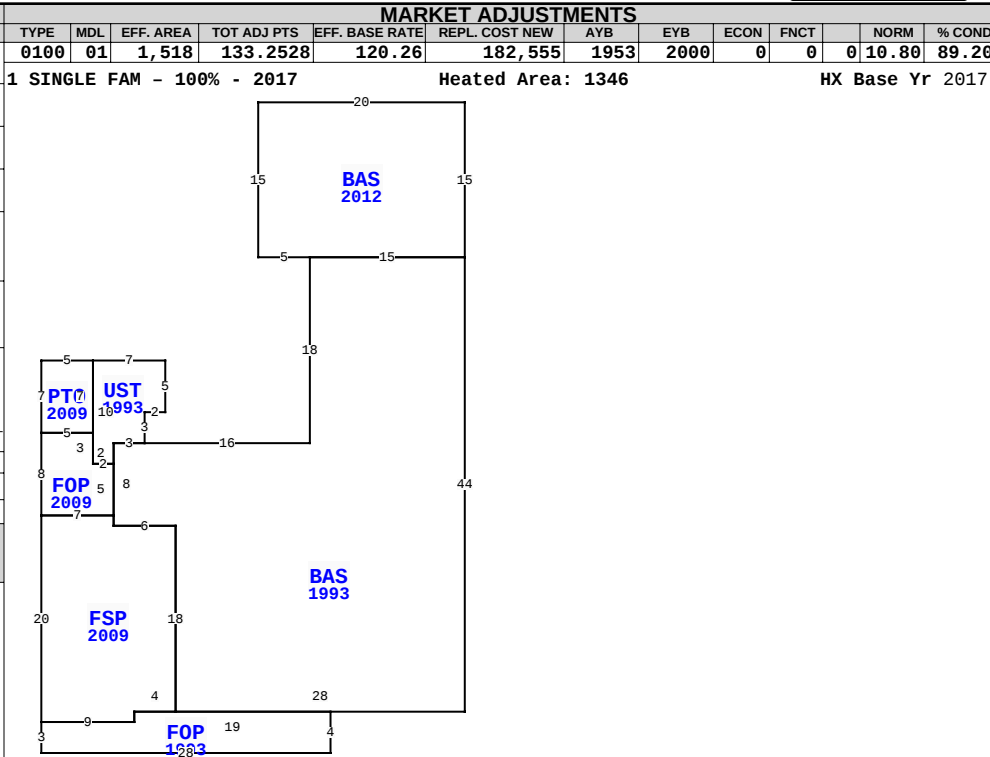
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,046	100	1,046	112,206
BAS	300	100	300	32,182
FOP	103	30	31	3,325
FOP	50	30	15	1,609
FSP	250	40	100	10,727
PTO	35	5	2	215
UST	54	45	24	2,574

TOTALS 1,838 1,518 162,839

EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0810	CONCRETE A	0	100	60	9	
2	0855	CONC PAVER	0	100	0	0	
3	0810	CONCRETE A	0	100	6	8	
5	0510	GARAGE WD -	0	100	20	16	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D				
1	000100	C	SFR	100	0006				

REVIEW DATE 06/04/2018 BY DJX



2000 BEECH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,518	133.2528	120.26	182,555	1953	2000	0	0	0 10.80	89.20

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		162,839	
TOTAL MARKET OB/XF VALUE		20,653	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		363,492	
SOH/AGL Deduction		149,330	
ASSESSED VALUE		214,162	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		164,162	
TOTAL JUST VALUE		363,492	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		307,563	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120062	REPLACE DOOR	1,204	01/13/2012
20111836	H/AC	3,000	10/11/2011
20111811	ELEC. FOR ADDITIO	600	10/10/2011
20111756	NEW BATH	2,500	10/03/2011
20111628	ADDITION	32,200	09/16/2011
20111629	REMOVE TREE FOR A	50	09/16/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1903/0871	2/14/2014	TD	Q	I	02	192,000
GRANTOR: COWART JAMES STEVEN &						
GRANTEE: TOMASZEWSKI NEAL RI						
1725/1449	2/16/2011	QC	U	I	11	100
GRANTOR: COWART JAMES S & GWEN						
GRANTEE: COWART JAMES STEVEN						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2012] W20S15E5 BAS=[YR=1993] S18 W16 UST=[YR=1993] N3 E2N5 W7 PTO=[YR=2009] W5S7 FOP=[YR=2009] S8 FSP=[YR=2009] S20 FOP=[YR=1993] S3E28N4W19 S1W9\$ E9N1E4N18W6N1W7\$E7N5W2N3 W5\$ E5N7\$S10E2N2E3\$ W3S8E6S18 E28N44 W15\$ E15N15\$. .											

TOTAL OB/XF											
20,653											

Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS