

LOT 1 IN OR 1799/1275
ELIZABETH S CARROLL S/D
DBK 205/362 {F/K/A PT OF LOT

MARTIN DOROTHY A/TAYLOR JOSEPH J
1915 BEECH ST
FERNANDINA BEACH, FL 32034-2721

2023

00-00-31-1200-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	05	AVERAGE 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1008.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,839	100	1,839	142,572
FOP	75	30	22	1,706
FOP	406	30	122	9,458
STR	24	10	2	155
UCP	252	20	50	3,876
UST	84	45	38	2,946

TOTALS	2,680		2,073	160,713
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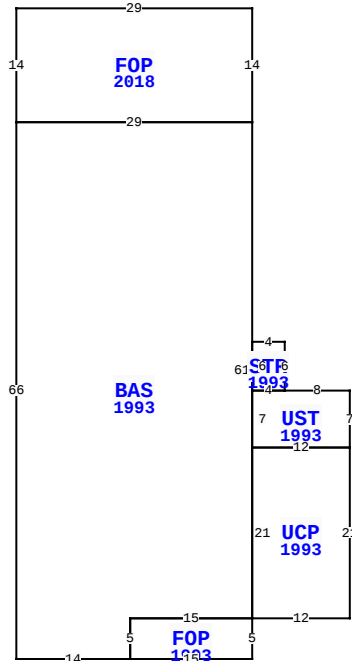
EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	0810	CONCRETE A	0 100	14	4	56.00	SF	7.80	7.80	100	2018	2018	3	98	428	
2	0510	GARAGE WD-	0 100	25	20	500.00	SF	42.00	42.00	100	1993	1993	3	20	4,200	
5	1242	WD DECK A	0 100	12	35	420.00	SF	10.00	10.00	100	2007	2007	3	35	1,470	
6	0810	CONCRETE A	0 100	7	59	413.00	SF	13.00	13.00	100	1980	1980	3	35	1,879	

LAND DESCRIPTION			TOTAL OB/XF 7,977													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100	0006	R-1	75.00	188.00	75.00	FF		1.00	1.00	1.00	2,400.00	2,400.00

REVIEW DATE	10/15/2018	BY	DJ
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,073	102.6893	92.68	192,126	1956	1985	0	0	0 16.35	83.65
1 SINGLE FAM - 100% - 2013											
Heated Area: 1839											
HX Base Yr 2013											
1915 BEECH ST, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											



NASSAU COUNTY PROPERTY		PAGE 1 of 1		2
D	VALUATION SUMMARY			
5	VALUATION BY		STANDARD	
3	Tax Group: 2		Tax Dist:	
	BUILDING MARKET VALUE		160,713	
	TOTAL MARKET OB/XF VALUE		7,977	
	TOTAL LAND VALUE - MARKET		180,000	
	TOTAL MARKET VALUE		348,690	
	SOH/AGL Deduction		211,841	
	ASSESSED VALUE		136,849	
	TOTAL EXEMPTION VALUE		HX HB 50,000	
	BASE TAXABLE VALUE		86,849	
	TOTAL JUST VALUE		348,690	
	NCON VALUE		0	
	INCOME VALUE			
	PREVIOUS YEAR MKT VALUE		302,395	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172720	FOP 406SF	9,155	08/31/2017
20062177	REPAIR/RRF	3,500	09/19/2006
20061323	DEMOLITION	0	06/12/2006
7441	GARAGE	7,000	11/30/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1799/1275	6/19/2012	WD	Q	I	02	147,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: MARTIN DOROTHY A &						
1786/0924	3/14/2012	QC	U	I	11	100
GRANTOR: CITIMORTGAGE INC						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2018] W29 S14 BAS=[YR=1993] S66E14 FOP=[YR=1993] E15 N5W15S5\$ N5E15 UCP=[YR=1993] E12N21 UST=[YR=1993] N7W8 STR=[YR=1993] N6W4S6E4\$W4 S7E12\$ W12 S21\$ N61 W29\$ E29 N14\$.									

1915 BEECH ST, FERNANDINA BEACH