

LOT 2 IN OR 2517/474
ELIZABETH S CARROLL S/D
DBK 205/362 {F/K/A PT OF LOT

LEE DENNIS & CARRIE
1911 BEECH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1200-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

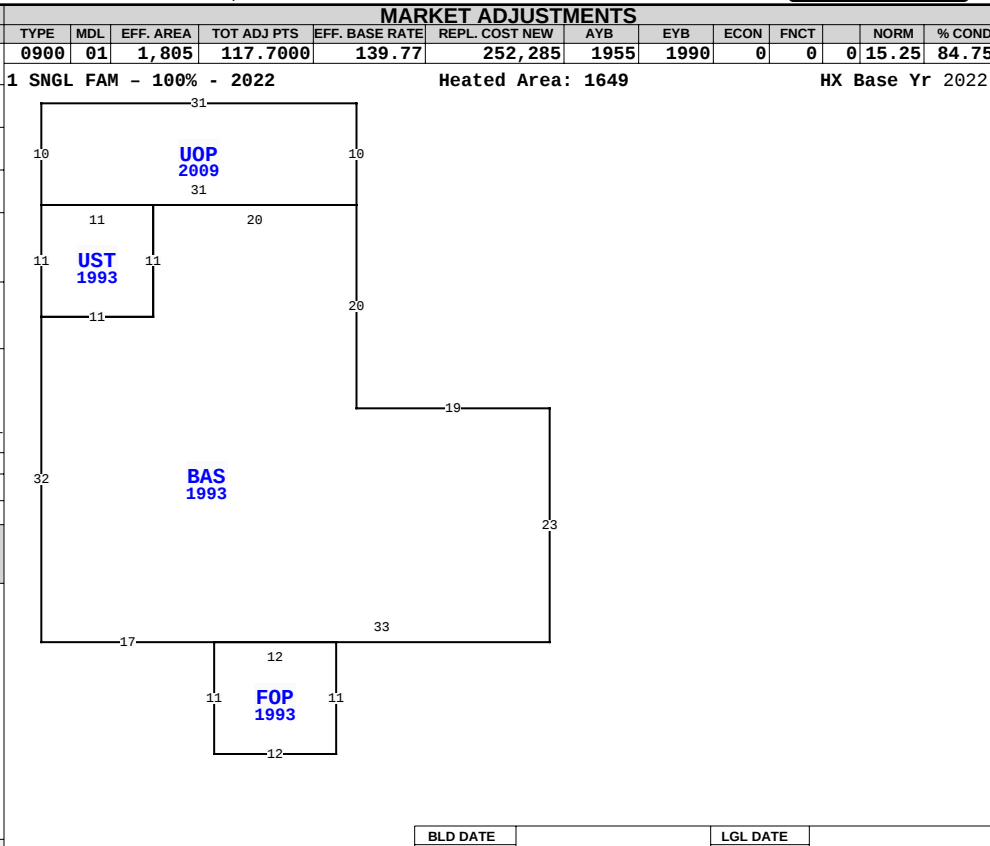
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,649	100	1,649	195,333
FOP	132	30	40	4,738
UOP	310	20	62	7,344
UST	121	45	54	6,397
TOTALS	2,212		1,805	213,812

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	630.00	SF	6.50	6.50	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0810	CONCRETE A	0	100	30	19	570.00	SF	6.50	6.50	
4	0510	GARAGE WD-	0	100	20	30	600.00	SF	35.00	35.00	
5	0811	CONCRETE B	0	100	0	0	440.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-1	75.00	178.00	75.00	FF	

REVIEW DATE 01/19/2017 BY DJ



1911 BEECH ST, FERNANDINA BEACH

TOTAL OB/XF											
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1	000100	C	SFR	100	0006	R-1	75.00	178.00	75.00	FF	

Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,805	117.7000	139.77	252,285	1955	1990	0	0	0 15.25	84.75

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						213,812					
TOTAL MARKET OB/XF VALUE						25,943					
TOTAL LAND VALUE - MARKET						180,000					
TOTAL MARKET VALUE						419,755					
SOH/AGL Deduction						54,640					
ASSESSED VALUE						365,115					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						315,115					
TOTAL JUST VALUE						419,755					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						354,481					

		XF DATE					LAND DATE			
		INC DATE					AG DATE			
UNIT	ORIG	YEAR	YEAR	Q	%	OBJ/XF MKT	NOTES			
E	COND	ON	ACTUAL		COND	VALUE				
50	100	1970	1970	3	22	901				
00	100	1983	1983	3	56	1,960				
50	100	2005	2005	3	87	3,223				
00	100	2016	2016	3	84	17,640				
20	100	2016	2016	3	97	2,219				

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W19 N20 UOP=[YR=2009] N10 W31 S10 UST=[YR=1993] S11 E11 N11 W11\$ E31\$ W20 S11 W11 S32 E17 FOP=[YR=1993] S11 E12 N11 W12\$ E33 N23\$.											