

PT OF LOTS 73 & 74 OF CITRONA
S/D UNR & LOT 4 OF ELIZABETH
S CARROL S/D DBK 205/362 IN

LEWIS DONNA Z EST
C/O SHELANE COX, P O BOX 1901
BUNNELL, FL 32110

2023

00-00-31-1200-0073-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	03 PLASTER 100
Interior Floo	14 CARPET 80
Interior Floo	08 SHT VINYL 20
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	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	01
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NEIGHBORHOOD/LOC	1008.00
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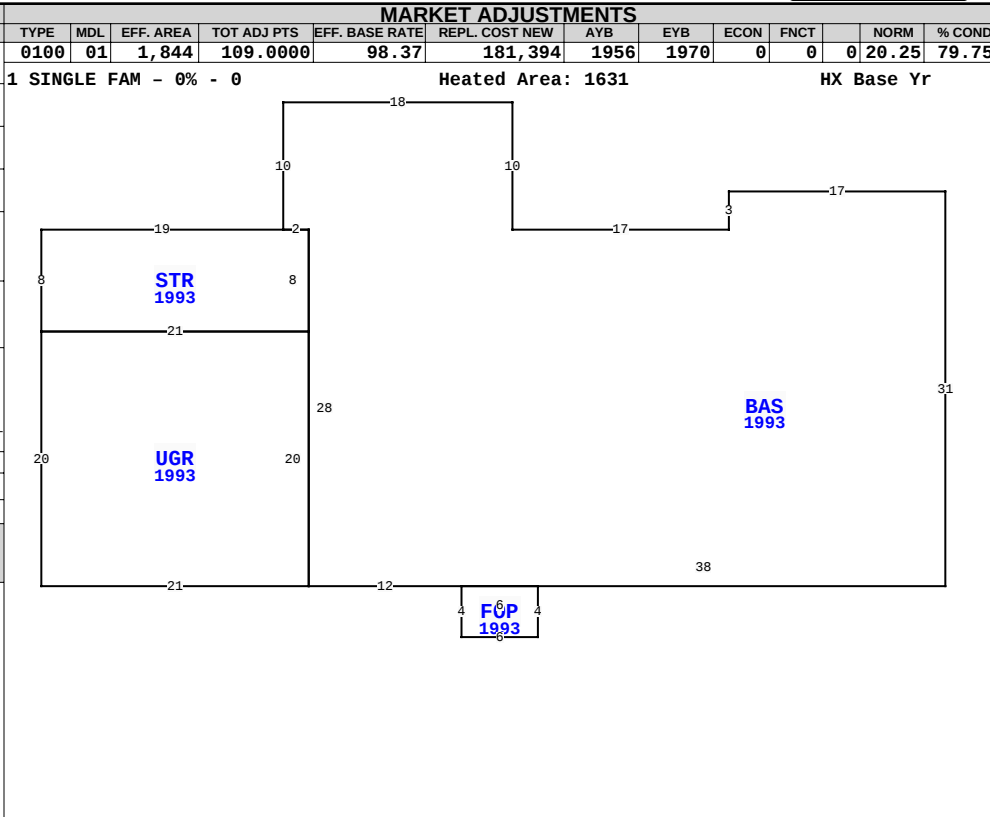
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,631	100	1,631	127,952
FOP	24	30	7	549
STR	168	10	17	1,333
UGR	420	45	189	14,827

TOTALS	2,243	1,844	144,662
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	0	0	0	800.00	SF	5.20
3	0940	SHEDS/PORT	0	0	12	16	192.00	SF	18.30
4	0810	CONCRETE A	0	0	0	0	694.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0006		108.00	194.00	108.00

REVIEW DATE	06/04/2018	BY	DJX
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1903 BEECH ST, FERNANDINA BEACH

1903 BEECH ST, FERNANDINA BEACH				BLD DATE	12/09/2013		KK	LGL DATE		
				XF DATE				LAND DATE		
				INC DATE				AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
800.00	SF	5.20	5.20	100	1980	1980	3	35	1,456	
192.00	SF	18.30	18.30	100	2000	2000	3	20	703	
694.00	SF	6.50	6.50	100	1995	1995	3	72	3,248	

TOTAL OB/XF										7,122
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY
FF		1.00	1.00	1.00	2,400.00	2,400.00	259,200			

Total Acres: 0.00	Total Land Value: 259,200	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY										PAGE 1 of 1	2
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VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		144,662
TOTAL MARKET OB/XF VALUE		7,122
TOTAL LAND VALUE - MARKET		259,200
TOTAL MARKET VALUE		410,984
SOH/AGL Deduction		108,538
ASSESSED VALUE		302,446
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		302,446
TOTAL JUST VALUE		410,984
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,147

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051433	REPAIR/RRF	1,000	03/31/2005
7518	REPAIR/RRF	1,500	02/01/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0369/0558	9/23/1982	WD	Q	I		68,500	
GRANTOR: BOWERS LILLIAN MARSHA							
GRANTEE: LEWIS CLIFFORD G &							
0117/0377	11/18/1971	WD	U	I	01	100	
GRANTOR: BOWERS LILLIAN MARSHA							
GRANTEE: BOWERS LILLIAN MARS							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W17 S3 W17 N10 W18 S10 STR=[YR=1993] W19 S8									
UGR=[YR=1993] S20 E21 N20 W21\$ E21 N8 W2\$ E2 S28 E12									
FOP=[YR=1993] S4 E6 N4 W6\$ E38 N31\$.									