

BLOCK 3 LOT 1
IN OR 1295/653
OAK LAWN PARK 1 PB 2/52

EICHOLTZ BRETT S & MEREDITH L
1718 BEECH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-150A-0003-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	20	FACE BRICK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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

NEIGHBORHOOD/LOC 1008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,408	100	1,408	121,353
BAS	152	100	152	13,100
DCK	64	10	6	517
FGR	732	55	403	34,734
FSP	336	40	134	11,549
FST	672	55	370	31,890

TOTALS 3,364 2,473 213,145

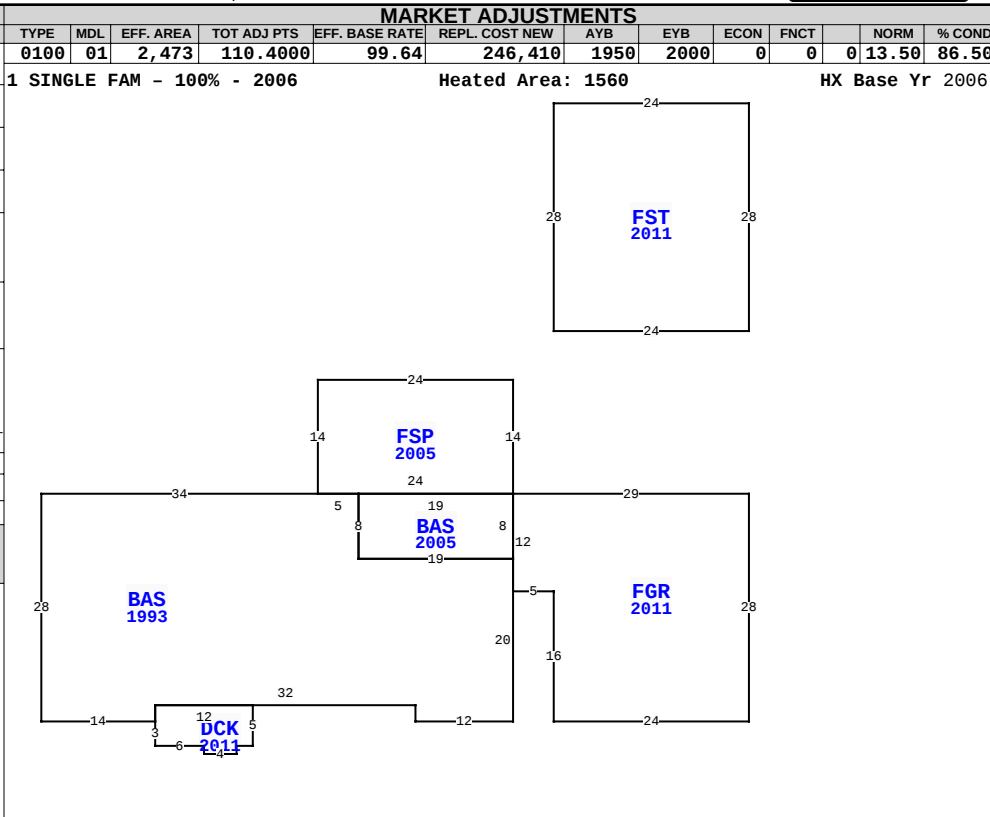
EXTRA FEATURES

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1950	1950	3	20	700	
2	0850	PEBBLE WLK	0 100	0	0	1,046.00	SF	3.15	3.15	100	2011	2011	3	93	3,064	
4	0850	PEBBLE WLK	0 100	60	4	240.00	SF	3.50	3.50	100	2011	2011	3	93	781	
5	0810	CONCRETE A	0 100	0	0	122.00	SF	6.50	6.50	100	1980	1980	3	35	278	
6	0940	SHEDS/PORT	0 100	10	12	120.00	SF	30.00	30.00	100	2005	2005	3	27	972	
7	0940	SHEDS/PORT	0 100	10	10	100.00	SF	30.00	30.00	100	2011	2011	3	55	1,650	
8	0855	CONC PAVER	0 100	16	4	64.00	SF	7.00	7.00	100	2011	2011	3	93	417	
9	0861	POOL GUNIT	0 100	20	10	200.00	SF	85.00	85.00	100	2011	2011	3	68	11,560	
10	0845	KOOL DECK	0 100	0	0	380.00	SF	13.27	13.27	100	2011	2011	3	93	4,689	
11	0910	SCRN RM L	0 100	29	20	580.00	SF	15.00	15.00	100	2011	2011	3	55	4,785	

LAND DESCRIPTION

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0006	R-1	79.00	137.00	79.00	FF	1	1.12	1.00	1.12	2,000.00	2,240.00	176,960							

REVIEW DATE 01/31/2017 BY DJ



1718 BEECH ST, FERNANDINA BEACH

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

TOTAL OB/XF 28,896

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0006	R-1	79.00	137.00	79.00	FF	1	1.12	1.00	1.12	2,000.00	2,240.00	176,960							

Total Acres: 0.00 Total Land Value: 176,960 Market: 0 Agricultural: 0 Common: 176,960

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		213,145
TOTAL MARKET OB/XF VALUE		28,896
TOTAL LAND VALUE - MARKET		176,960
TOTAL MARKET VALUE		419,001
SOH/AGL Deduction		240,720
ASSESSED VALUE		178,281
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		128,281
TOTAL JUST VALUE		419,001
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101837	GARAGE	9,500	10/25/2010
20101711	SWIM POOL	18,500	09/30/2010
20101712	OTHER	1,000	09/30/2010
20101713	ELEC OTHER	650	09/30/2010
20101683	REPAIR/RRF	200	09/27/2010
20070215	XFOB	850	02/06/2007

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / RSN CD
1295/0653	2/14/2005	WD Q	I
GRANTOR: HIPP JONATHAN		SALE PRICE	
GRANTEE: EICHOLTZ BRETT S &		219,900	
1151/1057		7/08/2003	WD Q I
GRANTOR: WILLIAMSON MARILYN P		164,000	
GRANTEE: HIPP JONATHAN			

BUILDING NOTES			
BUILDING DIMENSIONS			
FGR=[YR=2011] W29 FSP=[YR=2005] N14 W24 S14 BAS=[YR=1993] W34 S28 E14 DCK=[YR=2011] S3 E6 S1 E4 N1 E2 N5 W12 S2 \$ N2 E32 S2 E12 N20 BAS=[YR=2005] N8 W19 S8 E19 \$ W19 N8 W5 \$ E24 \$ S12 E5 S16 E24 N28 \$ PTR= N20 FST=[YR=2011] N28 W24 S28 E24 \$ S20 \$.			

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