LOT 57
IN OR 1853/658
PARKWAY NORTH PB 5/263

NEWLIN JOYCE S
4452 BEAN ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-163N-0057-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

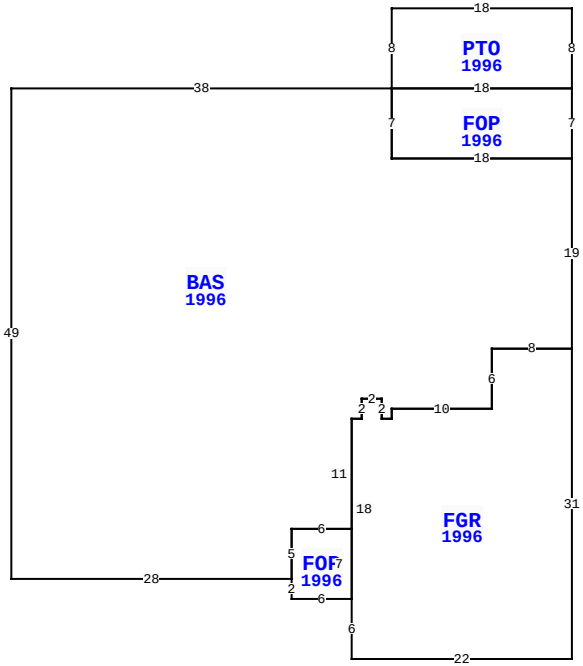
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1072.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,166	100	2,166	334,888
FGR	598	55	329	50,867
FOP	42	30	13	2,010
FOP	126	30	38	5,876
PTO	144	5	7	1,082
TOTALS	3,076		2,553	394,723

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,553	121.2288	172.75	441,031	1996	2001	0	0	0	10.50	89.50

1 SFR CUST – 100% - 2014 Heated Area: 2166 HX Base Yr 2014



4452 BEAN ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		394,723
TOTAL MARKET OB/XF VALUE		5,225
TOTAL LAND VALUE - MARKET		210,000
TOTAL MARKET VALUE		609,948
SOH/AGL Deduction		273,711
ASSESSED VALUE		336,237
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		286,237
TOTAL JUST VALUE		609,948
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		564,254

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132140	ALFNC	0	09/13/2013
20131240	REMKITCHEN	25,000	06/04/2013
20051931	XFOB	5,000	06/08/2005
B959447	NEW CONSTR	105,936	11/22/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1853/0658	4/24/2013	WD	Q	I	02	320,000
GRANTOR: FROEHLICH BURT TRUSTE						
GRANTEE: SANGER SIMON H ETAL						
1853/0657	4/24/2013	QC	U	I	11	100
GRANTOR: FROEHLICH BURT						
GRANTEE: SANGER SIMON H ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1996] W18 S8 BAS=[YR=1996] W38 S49 E28 FOP=[YR=1996] S2 E6 FGR=[YR=1996] S6 E22 N31 W8 S6 W10 S1 W1 N2 W2 S2 W1 S18$ N7 W6 S5$ N5 E6 N11 E1 N2 E2 S2 E1 N1 E10 N6 E8 N19 FOP=[YR=1996] N7 W18 S7 E18$ W18 N7$ E18 N8$.

EXTRA FEATURES

LN	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	0812	CONCRETE C	0	100	0	0	1,526.00	SF	4.00	4.00	100	1996	1996	3	73	4,456	
2	0810	CONCRETE A	0	100	0	0	162.00	SF	6.50	6.50	100	1996	1996	3	73	769	

LAND DESCRIPTION

TOTAL OB/XF 5,225

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100			0.00	0.00	1.00	UT		1.00	1.00	1.05	200,000.00	210,000.00	210,000							

REVIEW DATE 02/16/2018 BY DJX Total Acres: 0.00 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 08/02/2023 BY SYS