

BLOCK 26 W1/2 OF LOT 16
IN OR 1468/893
CITY OF FDNA BEACH

CHRISTNER TAINA M
406 BEECH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0026-0162



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	01	MINIMUM 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	1	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
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	782	100	782	104,031
BAS	82	100	82	10,908
UOP	70	20	14	1,862
TOTALS	934		878	116,803

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
3	1242	WD DECK A	0 100	15	6	90.00	SF	10.00	10.00	100	2000
4	1242	WD DECK A	0 100	13	3	39.00	SF	10.00	10.00	100	2000
5	0855	CONC PAVER	0 100	0	0	250.00	SF	7.00	7.00	100	2012

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-2	25.00	100.00	25.00	FF	1.00

REVIEW DATE 06/04/2018 BY DJX

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	878	125.1720	148.64	130,506	1891	2001	0	0	10.50	89.50
1 SNGL FAM - 100% - 2012 Heated Area: 864 HX Base Yr 2012											
406 BEECH ST, FERNANDINA BEACH											

TOTAL OB/XF 1,903											
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3	1242	WD DECK A	0 100	15	6	90.00	SF	10.00	10.00	100	2000
4	1242	WD DECK A	0 100	13	3	39.00	SF	10.00	10.00	100	2000
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Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000

NASSAU COUNTY PROPERTY																	
VALUATION SUMMARY																	
PAGE 1 of 1 2																	
VALUATION BY						STANDARD											
Tax Group: 2						Tax Dist:											
BUILDING MARKET VALUE						116,803											
TOTAL MARKET OB/XF VALUE						1,903											
TOTAL LAND VALUE - MARKET						100,000											
TOTAL MARKET VALUE						218,706											
SOH/AGL Deduction						130,139											
ASSESSED VALUE						88,567											
TOTAL EXEMPTION VALUE						50,000											
BASE TAXABLE VALUE						38,567											
TOTAL JUST VALUE						218,706											
NCON VALUE						0											
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE						187,996											
SALES DATA																	
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE									
1468/0893		12/29/2006		QC	U	I	01	100									
GRANTOR: SHIELDS TAINA M																	
GRANTEE: CHRISTNER TAINA M																	
1436/0324		8/09/2006		QC	U	I	01	100									
GRANTOR: SHIELDS RUSS A																	
GRANTEE: SHIELDS TAINA M																	

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2001] W2 UOP=[YR=2012] N7W10S7E10 \$ W14 S13											
BAS=[YR=1993] S41 E16 N41 W1 N9 W14 S9 W1 \$ E1 N9 E14 S9 E1											
N13 \$.											

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