

BLOCK 28 LOT 7 & W28 FT OF 8
EX W'LY 1 FT OF 7
IN OR 446 PG 146

EELLS RUSSELL E
509 BEECH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0028-0070



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																		
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2																							
Exterior Wall	12	CEDAR 80	0900	01	1,811	119.0700	141.40	256,075	1930	1995	0	0	14.85	85.15	VALUATION BY STANDARD																							
Exterior Wall	07	ASB SHNGLE 20	1 SNGL FAM - 100% - 0												Heated Area: 1676												HX Base Yr											
Roof Structur	03	GABLE/HIP 100											VALUATION SUMMARY																									
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE										218,048															
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE										4,109															
Interior Floo	12	HARDWOOD 100											TOTAL LAND VALUE - MARKET										308,000															
Air Condition	03	CENTRAL 100											TOTAL MARKET VALUE										530,157															
Heating Type	04	AIR DUCTED 100											SOH/AGL Deduction										424,793															
Bedrooms	3	100											ASSESSED VALUE										105,364															
Bathrooms	2	100											TOTAL EXEMPTION VALUE										HX HB 50,000															
Frame	02	WOOD FRAME 100											BASE TAXABLE VALUE										55,364															
Stories	1.5	1.5 100											TOTAL JUST VALUE										530,157															
Units	0	100	NCON VALUE										0																									
BUD8 Adjustme	02	DIST FB 100	INCOME VALUE																																			
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE										448,042																									
Quality 04 Quality Level 04																																						
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	940	100	940	113,178																																		
FOP	176	30	53	6,381																																		
FSP	204	40	82	9,873																																		
FUS	736	100	736	88,616																																		
TOTALS 2,056 1,811 218,048																																						
EXTRA FEATURES															509 BEECH ST, FERNANDINA BEACH																							
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																						
2	0940	SHEDS/PORT	0 100	10	8	80.00	SF	30.00	30.00	100	1980	1980	3	20	480																							
3	0825	BRICK	0 100	0	0	388.00	SF	8.75	8.75	100	1995	1995	3	91	3,089																							
4	0825	BRICK	0 100	5	7	35.00	SF	12.50	12.50	100	1980	1980	3	75	328																							
5	0810	CONCRETE A	0 100	4	4	16.00	SF	6.50	6.50	100	1980	1980	3	35	36																							
6	1242	WD DECK A	0 100	10	4	40.00	SF	10.00	10.00	100	1995	1995	3	20	80																							
7	0940	SHEDS/PORT	0 100	4	4	16.00	SF	30.00	30.00	100	2001	2001	3	20	96																							
LAND DESCRIPTION															TOTAL OB/XF 4,109																							
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	0003	R-2	77.00	100.00	77.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	308,000																					
REVIEW DATE 06/04/2018 BY DJX Total Acres: 0.00 Total Land Value: 308,000 Market: 0 Agricultural: 0 Common: 308,000 PRINTED 08/02/2023 BY SYS																																						