

BLOCK 40 N1/2 OF LOT 7 &
E55 FT OF LOT 8
IN OR 2420/774

MOCK PHILLIP & BETTY/
714 BEECH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0040-0071

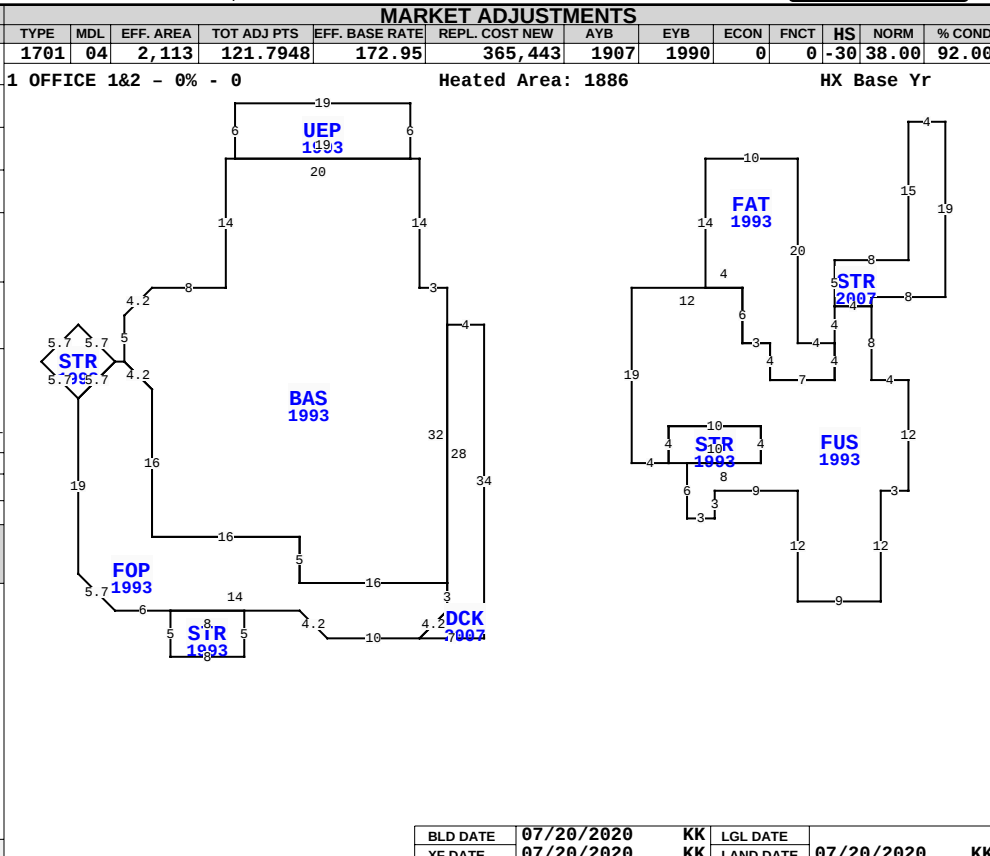


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	06	CUST PANEL 40
Interior Floo	12	HARDWOOD 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	4	100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		9 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	0P	OWNER/PART 100

Quality	04	Quality Level 04
DOR CODE	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,262	100	1,262	200,802
DCK	141	10	14	2,227
FAT	204	20	41	6,524
FOP	411	30	123	19,571
FUS	583	100	583	92,764
STR	32	10	3	477
STR	40	10	4	637
STR	40	10	4	637
STR	112	10	11	1,750
UEP	114	60	68	10,820
TOTALS	2,939		2,113	336,208

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	603.00	SF	6.50
2	0504	FP-ELECTRI	0	0	0	0	2.00	UT	2,000.00
3	0855	CONC PAVER	0	0	14	8	112.00	SF	10.00
4	0646	LWN SPRK H	0	0	0	0	13.00	UT	2.00
5	1123	CB 8"	0	0	0	0	276.00	SF	6.15



714 BEECH ST, FERNANDINA BEACH

BLD DATE	07/20/2020	KK	LGL DATE	
XF DATE	07/20/2020	KK	LAND DATE	07/20/2020
INC DATE			AG DATE	

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	0810	CONCRETE A	0	0	0	0	603.00	SF	6.50	6.50	100	1995	1995	3	72	2,822	
2	0504	FP-ELECTRI	0	0	0	0	2.00	UT	2,000.00	2,000.00	100	1907	1907	3	20	800	
3	0855	CONC PAVER	0	0	14	8	112.00	SF	10.00	10.00	100	1960	1960	3	20	224	
4	0646	LWN SPRK H	0	0	0	0	13.00	UT	2.00	2.00	100	1996	1996	3	20	5	
5	1123	CB 8"	0	0	0	0	276.00	SF	6.15	6.15	100	1910	1910	3	20	339	

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY
1	001700	C	1STORY OFF	0	0003	C-3	0.00	0.00	10,500.00	SF		1.00	1.00	40.00	40.00	420,000			

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										2									
VALUATION BY										STANDARD									
Tax Group: 2										Tax Dist:									
BUILDING MARKET VALUE										336,208									
TOTAL MARKET OB/XF VALUE										4,190									
TOTAL LAND VALUE - MARKET										420,000									
TOTAL MARKET VALUE										760,398									
SOH/AGL Deduction										193,534									
ASSESSED VALUE										566,864									
TOTAL EXEMPTION VALUE										0									
BASE TAXABLE VALUE										566,864									
TOTAL JUST VALUE										760,398									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										690,166									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080315	REPAIR/RRF	1,000	02/29/2008
8531	REPAIR/RRF	900	08/30/1994
8525	REMODEL	58,900	08/26/1994
8342	REPAIR/RRF	6,000	05/25/1994
8306	DEMOLITION	1,000	05/05/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2420/0774	12/24/2020	WD	Q	I	01	550,000	
GRANTOR: ISLANDER SAILING INC							
GRANTEE: MOCK PHILLIP & BETT							
1537/1763	11/28/2007	WD	Q	I		330,000	
GRANTOR: VICTORIAN VENTURES IN							
GRANTEE: ISLANDER SAILING IN							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993] W3N14W1UEP=[YR=1993] N6W19S6 E19\$W20S14W8 L3 D3 S5FOP=[YR=1993] W1 STR=[YR=1993] U4 L4 L4 D4 D4 R4 R4 U4 \$ D4 L4 S19 D4 R4 E6STR=[YR=1993] S5E8N5W8\$E14 D3 R3 E10 R3 U3 N3 W16N5W16N16 L3 U3 \$ D3 R3 S16E16 S5E16DCK=[YR=2007] S3 D3 L3 E7N34W4 S28\$N32\$ PTR=E20 FUS=[YR=1993] S19E4 STR=[YR=1993] E10N4W10S4\$N4E10S4W8S6 E3N3E9S12E9N12E3N12W4N8 STR=[YR=2007] N1E8N19W4S15W8S5E4\$W4 S4FAT=[YR=1993] W4N20W10S14E4S6E3S4 E7N4\$S4W7N4W3N6W12\$ W20\$.									