

BLOCK 55 LOT 1
IN OR 1860/26 & OR 1916/1741
CITY OF FDNA BEACH

DUFFY ROBERT P
1008 BEECH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0055-0011



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	11
Roof Structur	04
Roof Cover	01
Interior Wall	06
Interior Wall	05
Interior Floo	12
Air Condition	03
Heating Type	04
Bedrooms	1
Bathrooms	1
Frame	02
Stories	1
Units	0
BUD8 Adjustme	02
Occupancy	00

Quality	03
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	692	100	692	60,982
BAS	302	100	302	26,614
FOP	60	30	18	1,586
FST	60	55	33	2,908
STP	60	10	6	529
STR	12	10	1	88
STR	54	10	5	441
UOP	90	20	18	1,586
UST	6	45	3	265
TOTALS	1,336		1,078	94,998

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	1960	1960	3	23	805
6	0810	CONCRETE A	0	100	0	0		204.00	SF 6.50	6.50	100	2000	2000	3	80	1,061
8	1076	TRELLIS A	0	100	9	9		81.00	SF 7.50	7.50	100	2013	2013	3	75	456
9	1076	TRELLIS A	0	100	12	12		144.00	SF 7.50	7.50	100	2013	2013	3	75	810
10	0825	BRICK	0	100	0	0		490.00	SF 3.75	3.75	100	2011	2011	3	98	1,801
11	0825	BRICK	0	100	0	0		496.00	SF 3.75	3.75	100	2011	2011	3	98	1,823

LAND DESCRIPTION	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	MU-8	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	25.00	25.00	250,000							

MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		VALUATION SUMMARY			
0100	01	1,078	123.5960	111.55	120,251	1900	1980	0	0	0	21.00	79.00	STANDARD			
1 SINGLE FAM - 100% - 2014													Heated Area: 994			
													HX Base Yr 2014			
													VALUATION BY			
													Tax Group: 2			
													Tax Dist:			
													BUILDING MARKET VALUE			
													TOTAL MARKET OB/XF VALUE			
													TOTAL LAND VALUE - MARKET			
													TOTAL MARKET VALUE			
													SOH/AGL Deduction			
													ASSESSED VALUE			
													TOTAL EXEMPTION VALUE			
													BASE TAXABLE VALUE			
													TOTAL JUST VALUE			
													NCON VALUE			
													INCOME VALUE			
													PREVIOUS YEAR MKT VALUE			

1008 BEECH ST, FERNANDINA BEACH													SALES DATA			
													OFF RECORD			
													Number			
													DATE			
													1916/1741			
													5/13/2014			
													WD Q V			
													01			
													55,000			
													GRANTOR: SANCHEZ ARTHUR & CHAR			
													GRANTEE: DUFFY ROBERT P			
													1860/0026			
													6/03/2013			
													WD Q I			
													01			
													130,000			
													GRANTOR: BARRIE CYNTHIA S			
													GRANTEE: DUFFY ROBERT P			
													BUILDING NOTES			
													BUILDING DIMENSIONS			
													BAS=[YR=2000] W8 STR=[YR=2011] N3 U3 L6 L6 D3 S3 E12\$ W10			
													D5 L5 S13 UST=[YR=2000] S2 E3 BAS=[YR=1993] S40 E1			
													UOP=[YR=1993] S6 E11 STR=[YR=2011] S3 E4 N3 W4\$ E4 N6 W15\$			
													E15 N32 FOP=[YR=1993] E4 STP=[YR=2011] E5 N12 W5 S12\$ N12 W5			
													S12 E1\$ W1 N12 W15 S4\$ N2 W3\$ E3 N2 E15 FST=[YR=2000] E5 N12			
													W5 S12\$ N12 E5 N4\$.			