BLK 242 TRACT A OF LOT 1
CITY OF FDNA BEACH S/D OF
SEC 23-3N-28E UNR

ROSEPILER RONALD C & PATTI L
1302 BEECH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0242-01A0

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

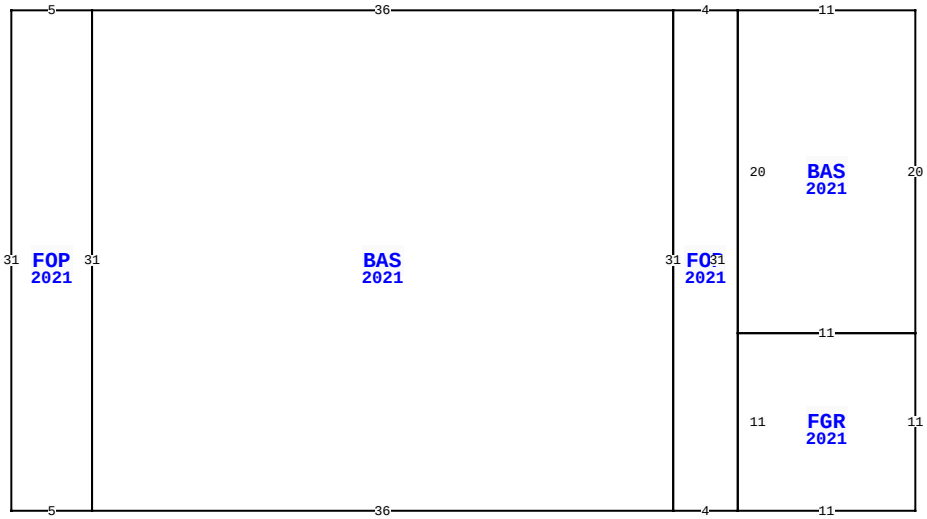
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	220	100	220	35,853
BAS	1,116	100	1,116	181,875
FGR	121	55	67	10,919
FOP	124	30	37	6,030
FOP	155	30	46	7,497
TOTALS	1,736		1,486	242,173

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,486	137.2410	162.97	242,173	2021	2021	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2022 Heated Area: 1336 HX Base Yr 2022



1302 BEECH ST, FERNANDINA BEACH

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

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	0855	CONC PAVER	0	100	0	0	1,058.00	SF	10.00	10.00	100	2021	2021	3	100	10,580	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		242,173
TOTAL MARKET OB/XF VALUE		10,580
TOTAL LAND VALUE - MARKET		94,860
TOTAL MARKET VALUE		347,613
SOH/AGL Deduction		69,931
ASSESSED VALUE		277,682
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		227,682
TOTAL JUST VALUE		347,613
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200260	NEW CONSTR	0	09/17/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2444/0053	3/17/2021	WD	Q	I	01	363,900
GRANTOR: CMR ISLAND PROPERTIES						
GRANTEE: ROSEPILER RONALD C						
2274/1254	5/15/2019	WD	Q	V	01	53,500
GRANTOR: PAGE CASSANDRA J ET A						
GRANTEE: CMR ISLAND PROPERTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W11 FOP=[YR=2021] W4 BAS=[YR=2021] W36
FOP=[YR=2021] W5 S31 E5 N31 $ S31 E36 N31 $ S31 E4
FGR=[YR=2021] E11 N11 W11 S11 $ N31 $ S20 E11 N20 $.

LAND DESCRIPTION

TOTAL OB/XF 10,580

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	000100	C	SFR	100			51.00	86.00	51.00	FF		1.00	1.00	0.93	2,000.00	1,860.00	94,860							

REVIEW DATE 07/14/2021 BY RK Total Acres: 0.00 Total Land Value: 94,860 Market: 0 Agricultural: 0 Common: 94,860 PRINTED 08/02/2023 BY SYS