BLOCK 242 SUB C OF 1
IN OR 2130/1689
CITY OF FDNA BEACH

OLOUGHLIN DIANE
1310 BEECH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0242-01C0

BUILDING CHARACTERISTICS

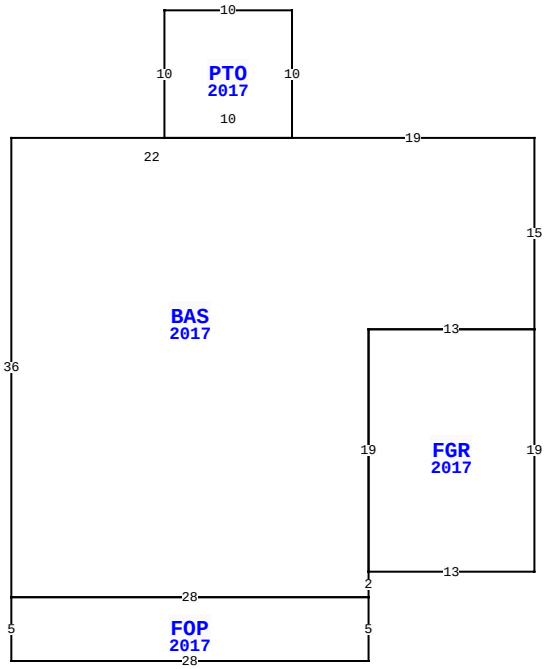
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	05	Quality Level 05
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	1,203	100	1,203	224,352
FGR	247	55	136	25,363
FOP	140	30	42	7,833
PTO	100	5	5	933
TOTALS	1,690		1,386	258,481

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,386	160.2515	190.30	263,756	2017	2017	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2019 Heated Area: 1203 HX Base Yr 2019



1310 BEECH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		258,481
TOTAL MARKET OB/XF VALUE		15,612
TOTAL LAND VALUE - MARKET		102,000
TOTAL MARKET VALUE		376,093
SOH/AGL Deduction		152,851
ASSESSED VALUE		223,242
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		168,242
TOTAL JUST VALUE		376,093
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,322

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173248	SWIM POOL	32,500	10/24/2017
20163456	CO ISSUED	0	05/31/2017
20163456	NEW CONSTR	147,249	12/16/2016
20081143	DEMOLITION	4,000	07/10/2008
4261	REPAIR/RRF	1,500	04/20/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2130/1689	6/27/2017	WD	Q	I	01	263,800
GRANTOR: CMR ISLAND PROPERTIES						
GRANTEE: OLOUGHLIN KEVIN & D						
2130/1687	6/28/2017	WD	U	V	11	100
GRANTOR: SASSER JOHN E						
GRANTEE: CMR ISLAND PROPERTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W19 PTO=[YR=2017] N10 W10 S10 E10$ W22 S36 FOP=[YR=2017] S5 E28 N5 W28$ E28 N2 FGR=[YR=2017] E13 N19 W13 S19$ N19 E13 N15$.

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	0811	CONCRETE B	0	100	0	0	599.00	SF	5.20	5.20	100	2017	2017	3	97	3,021	
2	0810	CONCRETE A	0	100	0	0	80.00	SF	6.50	6.50	100	2017	2017	3	97	504	
3	0479	VF PICKET	0	100	0	0	24.00	LF	10.00	10.00	100	2017	2017	3	94	226	
4	0861	POOL GUNIT	0	100	27	12	112.00	SF	85.00	85.00	100	2018	2018	3	90	8,568	
5	0855	CONC PAVER	0	100	0	0	336.00	SF	10.00	10.00	100	2018	2018	3	98	3,293	

LAND DESCRIPTION

TOTAL OB/XF 15,612

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		R-2	51.00	86.00	51.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	102,000							

REVIEW DATE 03/21/2018 BY DJ Total Acres: 0.00 Total Land Value: 102,000 Market: 0 Agricultural: 0 Common: 102,000 PRINTED 08/02/2023 BY SYS