BLOCK 242 SUB A OF LOT 10
OR 1588/1490 CASE #08-CP-165
IN OR 1594/78 & 80

HILL SHEILA
1316 BEECH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0242-10A0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

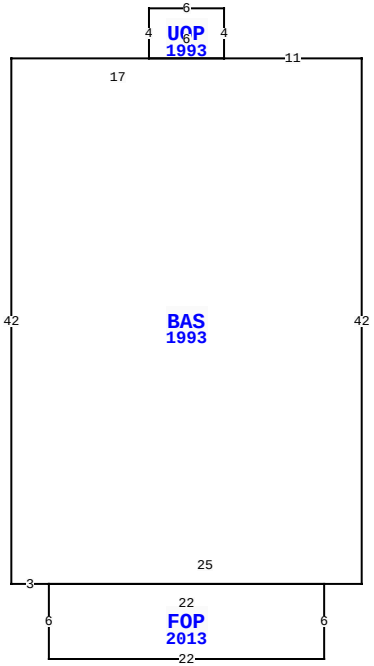
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1,176	48,311
FOP	132	30	40	1,643
UOP	24	20	5	206
TOTALS	1,332		1,221	50,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,221	80.5600	72.71	88,779	1920	1960	0	0	5	38.50	56.50

1 SINGLE FAM – 100% - 2009 Heated Area: 1176 HX Base Yr 2009



1316 BEECH ST, FERNANDINA BEACH

BLD DATE	02/04/2014	KK
XF DATE		
INC DATE		
LGL DATE		
LAND DATE		
AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		50,160
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		94,860
TOTAL MARKET VALUE		145,020
SOH/AGL Deduction		104,471
ASSESSED VALUE		40,549
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		15,549
TOTAL JUST VALUE		145,020
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		126,348

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19969618	REPAIR/RRF	3,349	02/22/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1594/0080	11/20/2008	QC	U	I	07	100
GRANTOR: HILL RONALD H						
GRANTEE: HILL SHEILA						
1594/0078	11/20/2008	QC	U	I	07	100
GRANTOR: HILL MICHAEL						
GRANTEE: HILL SHEILA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 UOP=[YR=1993] N4 W6 S4 E6 $ W17 S42 E3
FOP=[YR=2013] S6 E22 N6 W22 $ E25 N42 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0006	R-2	51.00	86.00	51.00	FF	1	0.93	1.00	0.93	2,000.00	1,860.00	94,860							

REVIEW DATE 05/31/2019 BY DJA Total Acres: 0.00 Total Land Value: 94,860 Market: 0 Agricultural: 0 Common: 94,860 PRINTED 08/02/2023 BY SYS