BLOCK 243 SUB LOT D OF 5
IN OR 411/771 & OR 502/983
CITY OF FDNA BEACH

THOMPSON LEROY B SR & PATRICIA
1311 BEECH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0243-05D0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

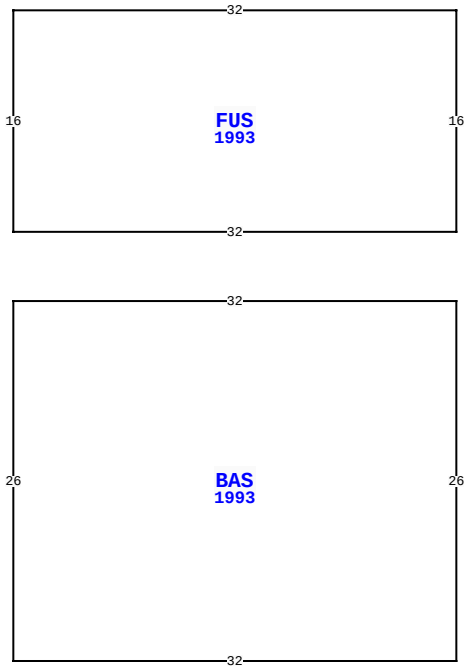
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	832	100	832	67,322
FUS	512	100	512	41,429
TOTALS	1,344		1,344	108,752

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,344	108.6800	98.08	131,820	1987	1987	0	0	0	17.50	82.50

1 SINGLE FAM – 100% - 0 Heated Area: 1344 HX Base Yr



1311 BEECH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		108,752
TOTAL MARKET OB/XF VALUE		170
TOTAL LAND VALUE - MARKET		124,800
TOTAL MARKET VALUE		233,722
SOH/AGL Deduction		151,866
ASSESSED VALUE		81,856
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		31,856
TOTAL JUST VALUE		233,722
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S26 E32 N26$ PTR= N5 FUS=[YR=1993] W32 N16 E32 S16$ S5 $.

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	0810	CONCRETE A	0	100	0	0	48.00	SF	6.50	6.50	100	1987	1987	3	54.5	170	

LAND DESCRIPTION

TOTAL OB/XF 170

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	52.00	172.00	52.00	FF		1.00	1.00	1.00	2,400.00	2,400.00	124,800							

REVIEW DATE 06/04/2018 BY DJX Total Acres: 0.00 Total Land Value: 124,800 Market: 0 Agricultural: 0 Common: 124,800 PRINTED 08/02/2023 BY SYS