BLK 243 TRACT E OF LOT 5 &
THE EAST 53FT OF S1/2 OF S1/2
OF LOT 4 IN OR 2170/1742

FOBERT GARY & NANCY
1315 BEECH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0243-05E0

BUILDING CHARACTERISTICS

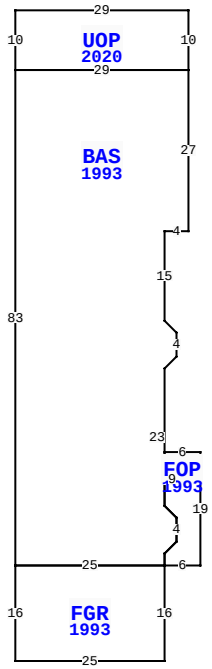
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,207	100	2,207	169,862
FGR	400	55	220	16,932
FOP	102	30	31	2,386
UOP	290	20	58	4,464
TOTALS	2,999		2,516	193,644

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,516	113.7024	102.62	258,192	1992	1992	0	0	0	25.00	75.00

1 SINGLE FAM – 100% - 2020 Heated Area: 2207 HX Base Yr 2020



1315 BEECH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		193,644
TOTAL MARKET OB/XF VALUE		27,284
TOTAL LAND VALUE - MARKET		124,800
TOTAL MARKET VALUE		345,728
SOH/AGL Deduction		136,056
ASSESSED VALUE		209,672
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		159,672
TOTAL JUST VALUE		345,728
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,906

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190689	SWIM POOL	0	02/10/2020
20190523	FOP 550	0	10/16/2019
20111263	REPLACE SEWER LIN	2,900	07/29/2011
20052520	REROOF W/50YR SHN	7,000	08/25/2005
20040902	VINYL FENCE	3,000	05/17/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2170/1742	1/16/2018	WD	Q	I	01	180,000
GRANTOR: OWENS JOHNATHAN J SR						
GRANTEE: FOBERT GARY & NANCY						
2137/0158	6/29/2017	FJ	U	I	11	100
GRANTOR: OWENS MARTHA E EST						
GRANTEE: OWENS JOHNATHAN J S						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2020] W29 S10 BAS=[YR=1993] S83 FGR=[YR=1993] S16 E25 N16 W25$ E25 FOP=[YR=1993] E6 N19 W6 S9 D2 R2 S4 L2 D2 S2$ N2 U2 R2 N4 L2 U2 N23 U2 R2 N4 U2 L2 N15 E4 N27 W29$ E29 N10$.

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	25	17	425.00	SF	6.50	6.50	100	1992	1992	3	66	1,823	
2	0850	PEBBLE WLK	0	100	18	4	72.00	SF	3.50	3.50	100	1992	1992	3	66	166	
3	0819	CONC 12"	0	100	5	21	105.00	SF	9.50	9.50	100	1999	1999	3	79	788	
4	0476	VF 6 SBPL	0	100	0	0	48.00	LF	32.00	32.00	100	2004	2004	3	66	1,014	
5	0479	VF PICKET	0	100	0	0	16.00	LF	10.00	10.00	100	2004	2004	3	66	106	
6	0861	POOL GUNIT	0	100	0	0	310.00	SF	63.75	63.75	100	2020	2020	3	95	18,774	
7	0855	CONC PAVER	0	100	0	0	466.00	SF	10.00	10.00	100	2020	2020	3	99	4,613	

LAND DESCRIPTION

TOTAL OB/XF 27,284

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	215.00	52.00	FF		1.00	1.00	1.00	2,400.00	2,400.00	124,800							

REVIEW DATE 02/10/2021 BY RK Total Acres: 0.00 Total Land Value: 124,800 Market: 0 Agricultural: 0 Common: 124,800 PRINTED 08/02/2023 BY SYS