

BLK 243 TRACTS A & B OF LOT 6
IN OR 1133/1712
CITY OF FDNA BEACH S/D IN

MCINTOSH MICHAEL
1319 BEECH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0243-06A0



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	780	100	780	66,419
FCP	350	25	88	7,494
FOP	126	30	38	3,236
FST	98	55	54	4,599
FUS	780	100	780	66,419
TOTALS	2,134		1,740	148,166

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	59	15	885.00	SF	6.50	6.50	100	1988
2	0810	CONCRETE A	0 100	5	7	35.00	SF	6.50	6.50	100	1988
3	1243	WD DECK F	0 100	12	20	240.00	SF	3.20	3.20	100	2004
4	9001	CONTANR 40	0 100	0	0	1.00	UT	1,400.00	1,400.00	100	1998

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-2	51.00	86.00	51.00	FF	
2	000100	C	SFR	100	0006	R-2	51.00	86.00	51.00	FF	

REVIEW DATE 06/18/2020 BY DJA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,740	111.0000	100.18	174,313	1988	1990	0	0	0 15.00	85.00
1 SINGLE FAM - 100% - 1990 Heated Area: 1560 HX Base Yr 1990											

1319 BEECH ST, FERNANDINA BEACH				XF DATE		LAND DATE				
				INC DATE		AG DATE				
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
885.00	SF	6.50	6.50	100	1988	1988	3	57	3,279	
35.00	SF	6.50	6.50	100	1988	1988	3	57	130	
240.00	SF	3.20	3.20	100	2004	2004	3	24	184	
1.00	UT	1,400.00	1,400.00	100	1998	1998	3	100	1,400	

TOTAL OB/XF											
4,993											

Total Acres: 0.00 Total Land Value: 195,840 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						148,166					
TOTAL MARKET OB/XF VALUE						4,993					
TOTAL LAND VALUE - MARKET						195,840					
TOTAL MARKET VALUE						348,999					
SOH/AGL Deduction						233,398					
ASSESSED VALUE						115,601					
TOTAL EXEMPTION VALUE						HX HB VX		55,000			
BASE TAXABLE VALUE						60,601					
TOTAL JUST VALUE						348,999					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						298,802					

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-2	51.00	86.00	51.00	FF	
2	000100	C	SFR	100	0006	R-2	51.00	86.00	51.00	FF	

Common: 195,840 PRINTED 08/02/2023 BY SYS