BLK 243 TRACT C OF LOT 6
IN OR 1257/698
CITY OF FDNA BEACH S/D IN

MCINTOSH MICHAEL A/MCINTOSH JORDAN L ET AL
1319 BEECH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0243-06C0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 80
Roof Cover	01	MINIMUM 20
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
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

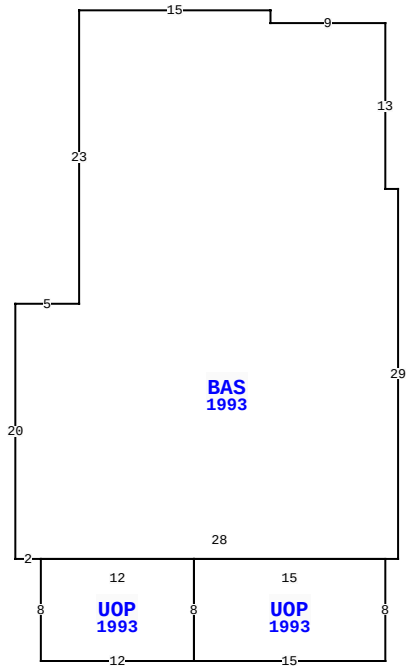
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	32,245
UOP	96	20	19	532
UOP	120	20	24	672
TOTALS	1,368		1,195	33,448

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,195	62.0312	55.98	66,896	1900	1950	0	0	0	50.00	50.00

1 SINGLE FAM – 0% - 0 Heated Area: 1152 HX Base Yr



1321 BEECH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	33,448
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	122,400
TOTAL MARKET VALUE	155,848
SOH/AGL Deduction	65,288
ASSESSED VALUE	90,560
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	90,560
TOTAL JUST VALUE	155,848
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	125,157

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061666	WOOD FENCE	1,000	07/13/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1257/0698	9/08/2004	WD	U	I	06	100
GRANTOR: BARTLEY GLORIA N						
GRANTEE: MCINTOSH MICHAEL ET						
0355/0348	3/01/1982	WD	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 N13 W9 N1W15 S23 W5 S20 E2 UOP=[YR=1993] S8 E12 UOP=[YR=1993] E15 N8 W15S8$ N8W12$ E28 N29$.

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	0	0006	R-2	51.00	86.00	51.00	FF		1.00	1.00	1.00	2,400.00	2,400.00	122,400							

REVIEW DATE 05/28/2019 BY DJA Total Acres: 0.00 Total Land Value: 122,400 Market: 0 Agricultural: 0 Common: 122,400 PRINTED 08/02/2023 BY SYS