BLK 243 TRACT D OF LOT 6
CITY OF FDNA BEACH S/D OF
SEC 23-3N-28E UNR

NEAL DEBORAH F & REX M L/E/
1323 BEECH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0243-06D0

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	13	LVT/LAMNT 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
Occupancy	00	NONE 100
Quality	05	Quality Level 05

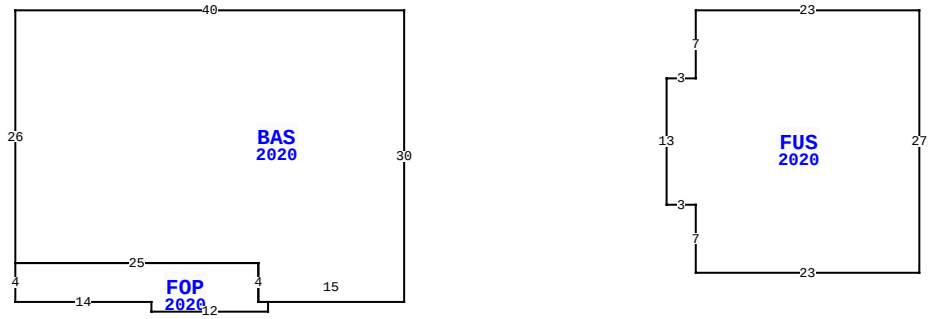
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100	1,100	160,125
FOP	112	30	34	4,949
FUS	660	100	660	96,075
TOTALS	1,872		1,794	261,150

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,794	123.2000	146.30	262,462	2020	2020	0	0	0	0.50	99.50

2 SNGL FAM – 100% - 2021 Heated Area: 1760 HX Base Yr 2021



1323 BEECH ST, FERNANDINA BEACH

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

EXTRA FEATURES

L N	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
2	0855	CONC PAVER	0	100	0	0	1,028.00	SF	10.00	10.00	100	2020	2020	3	99	10,177	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		261,150
TOTAL MARKET OB/XF VALUE		10,177
TOTAL LAND VALUE - MARKET		97,920
TOTAL MARKET VALUE		369,247
SOH/AGL Deduction		59,526
ASSESSED VALUE		309,721
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		254,721
TOTAL JUST VALUE		369,247
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200057	NEW CONSTR	213,615	03/12/2020
20051302	DEMOLITION	3,000	02/22/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2577/0343	7/12/2022	LE	U	I	11	100
GRANTOR: NEAL DEBORAH F F/K/A						
GRANTEE: HILL CHRISTA & AMBE						
2280/0019	6/06/2019	WD	Q	V	02	49,000
GRANTOR: BEACH DANA & JENNIFER						
GRANTEE: FERGUSON DEBORAH A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W40 S26 FOP=[YR=2020] S4 E14 S1 E12 N1 W1 N4 W25 $ E25 S4 E15 N30 $ PTR= E30 FUS=[YR=2020] E23 S27 W23 N7 W3 N13 E3 N7 $ W30 $.

LAND DESCRIPTION

TOTAL OB/XF 10,177

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		1.00	1.00	0.80	2,400.00	1,920.00	97,920							

REVIEW DATE 03/09/2021 BY RK Total Acres: 0.00 Total Land Value: 97,920 Market: 0 Agricultural: 0 Common: 97,920 PRINTED 08/02/2023 BY SYS