

BLOCK 260 SUB A & W 1/2 OF
S 14 FT OF SUB G OF LOT 5
IN OR 865/370

BREWER ANTHONY H & MARJORIE
1401 BEECH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0260-05A0



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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
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NEIGHBORHOOD/LOC	1008.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,255	100	1,255	103,149
FCP	247	25	62	5,096
FOP	64	30	19	1,562
UOP	50	20	10	822
USP	170	30	51	4,192

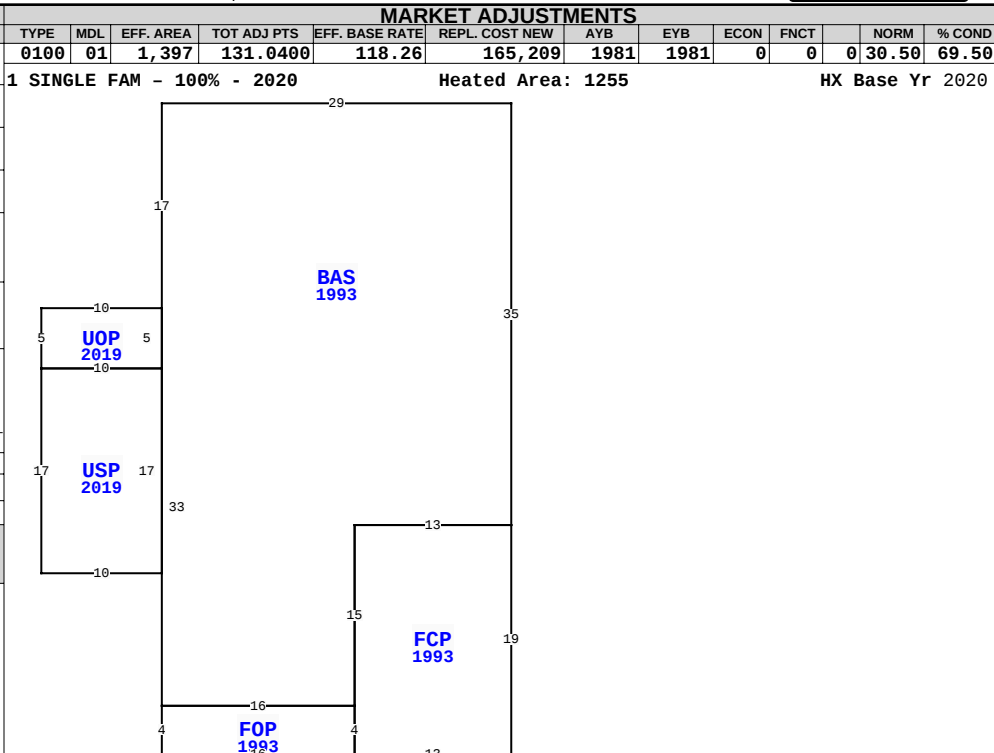
TOTALS	1,786		1,397	114,820
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EXTRA FEATURES

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
1	0810	CONCRETE A	0	100	0	0	288.00	SF	6.50	6.50	100	1981	1981	3	38	711	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	51.5	1,803	
3	0810	CONCRETE A	0	100	0	0	468.00	SF	6.50	6.50	100	2019	2019	3	99	3,012	

LAND DESCRIPTION

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-1	50.00	100.00	50.00	FF		1.00	1.00	0.90	2,400.00	2,160.00	108,000							



1401 BEECH ST, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		114,820	
TOTAL MARKET OB/XF VALUE		5,526	
TOTAL LAND VALUE - MARKET		108,000	
TOTAL MARKET VALUE		228,346	
SOH/AGL Deduction		122,507	
ASSESSED VALUE		105,839	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		55,839	
TOTAL JUST VALUE		228,346	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		199,544	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190527	SCRNROOM	0	10/23/2019
41981	NEW CONSTR	47,550	04/01/1981

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0865/0370	2/01/1999	WD	Q	I		80,500
GRANTOR: TAYLOR NORAUS E & JAM						
GRANTEE: BREWER ANTHONY H &						
0518/0522	5/22/1987	WD	Q	I		49,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 S17 UOP=[YR=2019] W10 S5 USP=[YR=2019] S17 E10 N17 W10\$ E10 N5\$ S33 FOP=[YR=1993] S4 E16N4 W16\$ E16 FCP=[YR=1993] S4 E13 N19W13 S15\$ N15 E13 N35\$.