BLOCK 270 LOT 17
CITY OF FDNA BEACH

DAV FLORIDA SERVICES LLC
P.O. BOX 767522
ROSWELL, GA 30076

2023

00-00-31-1800-0270-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

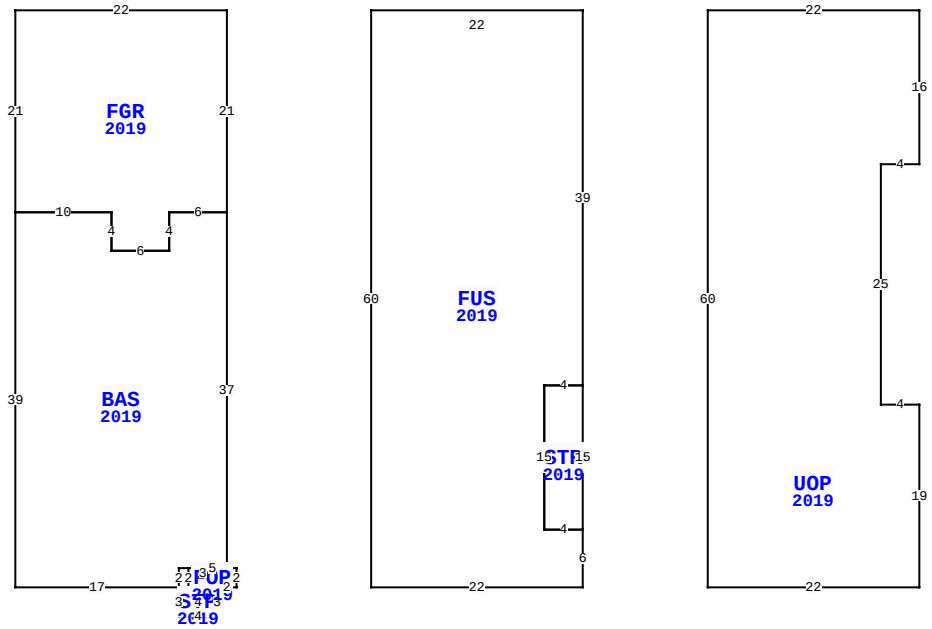
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.0400	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	824	100	824	170,368
FGR	486	55	267	55,205
FOP	10	30	3	620
FUS	1,260	100	1,260	260,514
STP	12	10	1	207
STR	60	10	6	1,241
UOP	1,220	20	244	50,449
TOTALS	3,872		2,605	538,601

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,605	147.1219	209.65	546,138	2019	2019	0	0	0	1.38	98.62

1 SFR CUST – 0% - 0 Heated Area: 2084 HX Base Yr



241 BEECH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	538,601
TOTAL MARKET OB/XF VALUE	2,436
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	691,037
SOH/AGL Deduction	124,130
ASSESSED VALUE	566,907
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	566,907
TOTAL JUST VALUE	691,037
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	550,473

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181765	NEW CONSTR	299,947	05/24/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2320/1096	11/15/2019	SW	U	I	30	539,800
GRANTOR: ADE 850 LLC						
GRANTEE: DAV FLORIDA SERVICE						
2304/0425	9/06/2019	SW	Q	I	02	531,100
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: ADE 850 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2019] W22 S21 BAS=[YR=2019] S39 E17 STP=[YR=2019] S3 E4 N3 FOP=[YR=2019] E2 N2 W5 S2 E3$ W4$N2 E5 N37 W6 S4 W6 N4 W10$ E10 S4 E6 N4 E6 N21$ PTR=E15 FUS=[YR=2019] E22 S39 STR=[YR=2019] S15 W4 N15 E4$ W4 S15 E4 S6 W22 N60$ W15$ PTR= E50 UOP=[YR=2019] E22 S16 W4 S25 E4 S19 W22 N60$ W50$.

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	0855	CONC PAVER	0	0	0	0	84.00	SF	10.00	10.00	100	2019	2019	3	99	832	
2	0855	CONC PAVER	0	0	0	0	162.00	SF	10.00	10.00	100	2019	2019	3	99	1,604	

LAND DESCRIPTION

TOTAL OB/XF 2,436

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	MU-1	0.00	0.00	2,500.00	SF		1.00	1.00	1.00	60.00	60.00	150,000							

REVIEW DATE 10/29/2019 BY DJ Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS