

W42 FT OF N125 OF LOT 46 &
E33 FT OF N125 OF LOT 72
IN OR 1903/871

TOMASZEWSKI NEAL RICHARD
2000 BEECH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1180-0046-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	10	ABOVE AVG 40
Roof Structure	01	FLAT 100
Roof Cover	04	BUILT-UP 80
Roof Cover	12	MODULAR MT 20
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 80
Interior Floor	09	PINE WOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1008.00
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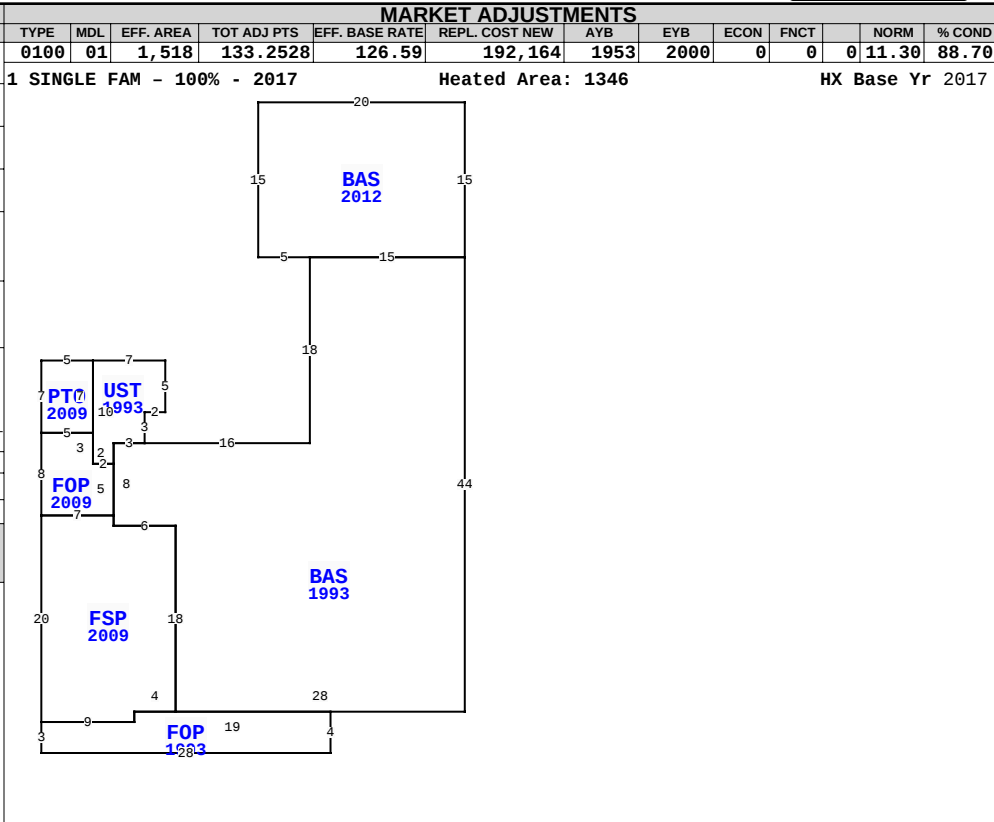
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,046	100	1,046	117,450
BAS	300	100	300	33,686
FOP	103	30	31	3,481
FOP	50	30	15	1,684
FSP	250	40	100	11,229
PTO	35	5	2	224
UST	54	45	24	2,695

TOTALS	1,838		1,518	170,449
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	60	9	540.00	SF	6.50	6.50	702
2	0855	CONC PAVER	0	100	0	0	305.00	SF	10.00	10.00	2,837
3	0810	CONCRETE A	0	100	6	8	48.00	SF	6.50	6.50	281
4	0510	GARAGE WD-	0	100	20	16	320.00	SF	87.50	87.50	15,680

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006	R-1	75.00	125.00	75.00	FF	

REVIEW DATE	05/12/2019	BY	KBA
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2000 BEECH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2024
INC DATE		AG DATE	MLU

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1953	1953	3	20	702	
100	2012	2012	3	93	2,837	
100	2009	2009	3	90	281	
100	2009	2009	3	56	15,680	

TOTAL OB/XF											
19,500											

Total Acres:	0.00	Total Land Value:	210,000	Market:	0	Agricultural:	0	Common:	210,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		170,449	
TOTAL MARKET OB/XF VALUE		19,500	
TOTAL LAND VALUE - MARKET		210,000	
TOTAL MARKET VALUE		399,949	
SOH/AGL Deduction		179,362	
ASSESSED VALUE		220,587	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		170,587	
TOTAL JUST VALUE		399,949	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		363,492	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120062	REPLACE DOOR	1,204	01/13/2012
20111836	H/AC	3,000	10/11/2011
20111811	ELEC. FOR ADDITIO	600	10/10/2011
20111756	NEW BATH	2,500	10/03/2011
20111628	ADDITION	32,200	09/16/2011
20111629	REMOVE TREE FOR A	50	09/16/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1903/0871	2/14/2014	TD	Q	I	02

GRANTOR: COWART JAMES STEVEN &
GRANTEE: TOMASZEWSKI NEAL RI
1725/1449 2/16/2011 QC U I 11 100
GRANTOR: COWART JAMES S & GWEN
GRANTEE: COWART JAMES STEVEN

BUILDING NOTES											
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BUILDING DIMENSIONS
BAS=[YR=2012] W20S15E5 BAS=[YR=1993] S18 W16 UST=[YR=1993] N3 E2N5 W7 PTO=[YR=2009] W5S7 FOP=[YR=2009] S8 FSP=[YR=2009] S20 FOP=[YR=1993] S3E28N4W19 S1W9\$ E9N1E4N18W6N1W7\$E7N5W2N3 W5\$ E5N7\$S10E2N2E3\$ W3S8E6S18 E28N44 W15\$ E15N15\$. .