

E 75 FT OF W 300 FT OF  
N 125 FT OF LOT 72  
IN OR 488 PG 721

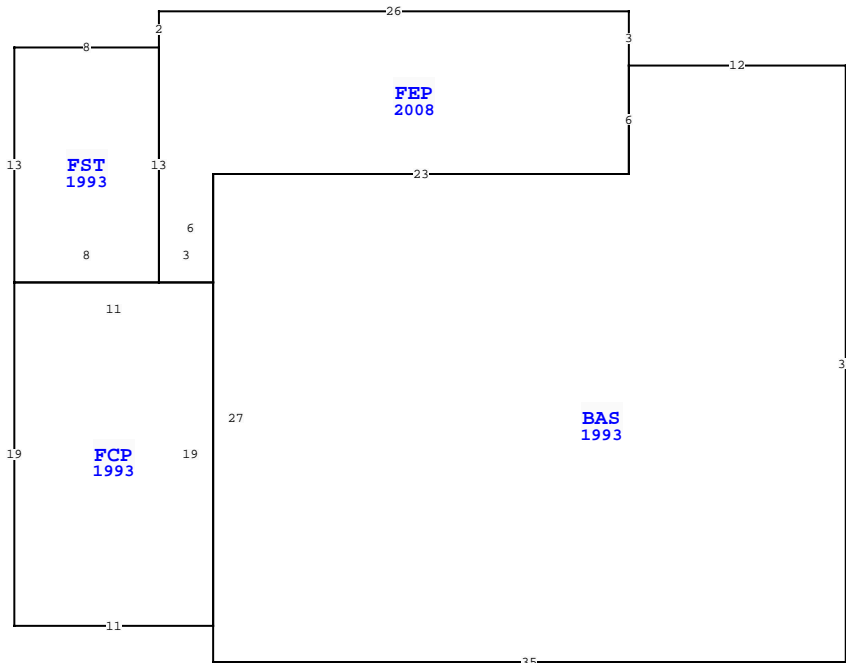
WALL FRANCES E  
1920 BEECH ST  
FERNANDINA BEACH, FL 32034

2024

00-00-31-1180-0072-0010

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	08	WD ON PLY 80	
Exterior Wall	19	COMMON BRK 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	11	CLAY TILE 20	
Air Condition	02	WINDOW 100	
Heating Type	02	CONVECTION 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	03	Quality Level 03	
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
BAS	1,017	100	1,017
FCP	209	25	52
FEP	252	80	202
FST	104	55	57
TOTALS	1,582		1,328
			95,833

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,328	107.7440	102.36	135,934	1962	1980	0	0	29.50	70.50
1 SINGLE FAM - 100% - 1988										Heated Area: 1017	HX Base Yr 1988



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			95,833
TOTAL MARKET OB/XF VALUE			720
TOTAL LAND VALUE - MARKET			210,000
TOTAL MARKET VALUE			306,553
SOH/AGL Deduction			235,820
ASSESSED VALUE			70,733
TOTAL EXEMPTION VALUE	HX HB WX		50,733
BASE TAXABLE VALUE			20,000
TOTAL JUST VALUE			306,553
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			272,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060833	DEMOLITION	0	04/24/2006
20053083	REPAIR/RRF	2,000	11/28/2005
4489	N/A	800	09/22/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0488/0721	5/01/1986	WD Q	Q	I		37,700
GRANTOR:						
GRANTEE:						
0487/0958	4/01/1986	WD Q	Q	I		31,700
GRANTOR:						
GRANTEE:						

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	0940	SHEDS/PORT	0	100	12	10		SF	30.00	100	1987	1987	3	20	720	

TOTAL OB/XF										720						
1920 BEECH ST, FERNANDINA BEACH										BLD DATE	07/23/2014	KK	LGL DATE		03/25/2024	MLU
										XF DATE			LAND DATE			
										INC DATE			AG DATE			

**BUILDING NOTES**

**BUILDING DIMENSIONS**  
BAS=[YR=1993] W12 FEP=[YR=2008] N3 W26 S2 FST=[YR=1993] W8  
S13 FCP=[YR=1993] S19 E11 N19 W11\$ E8 N13\$ S13 E3 N6 E23 N6\$  
S6 W23 S27 E35 N33\$.

LAND DESCRIPTION										TOTAL OB/XF										720				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	75.00	125.00	75.00	FF		1.00	1.00	1.00	2,800.00	2,800.00	210,000							