E75 FT OF W225 FT OF N125 FT
OF LOT 72
CITRONA UNR

HOWARD SERENA T
1914 BEECH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1180-0072-0020

BUILDING CHARACTERISTICS

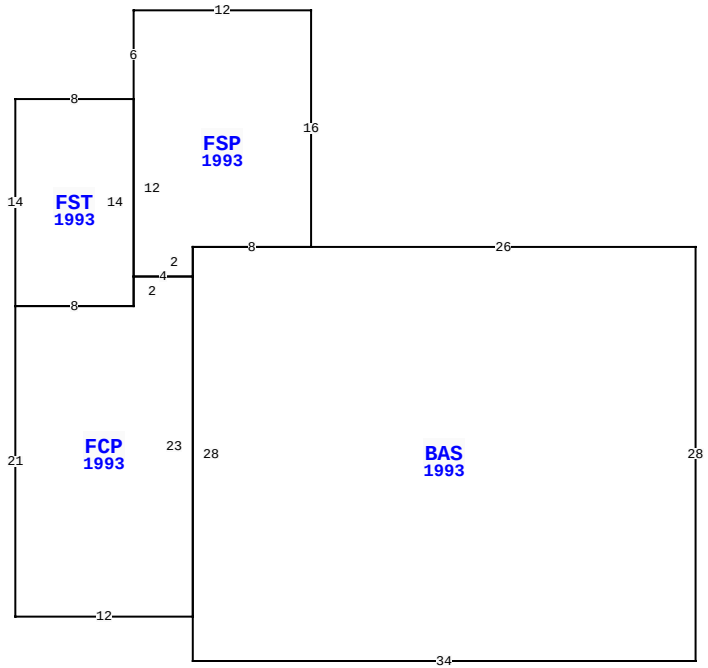
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	SUBAREA MARKET VALUE
BAS	952	100	952	78,143
FCP	260	25	65	5,335
FSP	200	40	80	6,566
FST	112	55	62	5,089
TOTALS	1,524		1,159	95,135

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,159	126.1400	119.83	138,883	1962	1980	0	0	0	31.50	68.50

1 SINGLE FAM – 100% - 1992 Heated Area: 952 HX Base Yr 1992



1914 BEECH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		95,135
TOTAL MARKET OB/XF VALUE		1,099
TOTAL LAND VALUE - MARKET		210,000
TOTAL MARKET VALUE		306,234
SOH/AGL Deduction		234,246
ASSESSED VALUE		71,988
TOTAL EXEMPTION VALUE	HX HB	46,988
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		306,234
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,222

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2567/0979	5/21/2022	QC	U	I	11	100
GRANTOR: HOWARD JAMES E						
GRANTEE: HOWARD SERENA T						
0627/1070	6/04/1991	WD	Q	I		53,000
GRANTOR: VANEPP HELEN P						
GRANTEE: HOWARD JAMES & S T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 FSP=[YR=1993] N16 W12 S6 FST=[YR=1993] W8 S14 FCP=[YR=1993] S21 E12 N23 W4 S2 W8$ E8 N14$ S12 E4 N2 E8$ W8 S28 E34 N28$.

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	0810	CONCRETE A	0	100	0	0	360.00	SF	6.50	6.50	100	1980	1980	3	32.5	761	
2	0810	CONCRETE A	0	100	0	0	160.00	SF	6.50	6.50	100	1980	1980	3	32.5	338	

LAND DESCRIPTION

TOTAL OB/XF 1,099

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	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							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 08/06/2024 BY SYS