LOT 1 IN OR 1799/1275
ELIZABETH S CARROLL S/D
DBK 205/362 {F/K/A PT OF LOT

MARTIN DOROTHY A/TAYLOR JOSEPH J
1915 BEECH ST
FERNANDINA BEACH, FL 32034-2721

**2024**

**00-00-31-1200-0001-0000**

## BUILDING CHARACTERISTICS

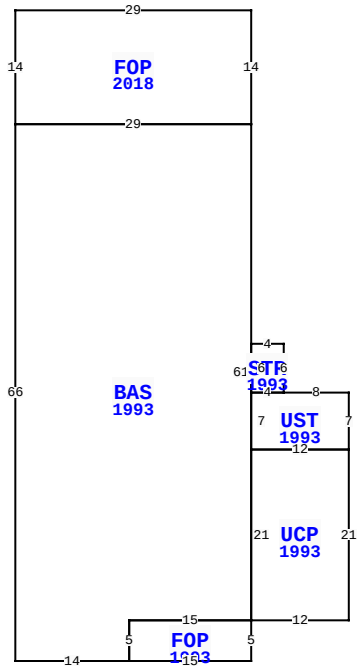
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 60 |
| Exterior Wall | 05 | AVERAGE 40 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 | 02 | Quality Level 02 |
| 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 | 1,839 | 100 | 1,839 | 149,615 |
| FOP | 75 | 30 | 22 | 1,790 |
| FOP | 406 | 30 | 122 | 9,925 |
| STR | 24 | 10 | 2 | 163 |
| UCP | 252 | 20 | 50 | 4,068 |
| UST | 84 | 45 | 38 | 3,092 |
| TOTALS | 2,680 | | 2,073 | 168,652 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,073 | 102.6893 | 97.55 | 202,221 | 1956 | 1985 | 0 | 0 | 0 | 16.60 | 83.40 |

1 SINGLE FAM – 100% - 2013 Heated Area: 1839 HX Base Yr 2013




1915 BEECH ST, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 168,652 |
| TOTAL MARKET OB/XF VALUE | | 7,671 |
| TOTAL LAND VALUE - MARKET | | 210,000 |
| TOTAL MARKET VALUE | | 386,323 |
| SOH/AGL Deduction | | 245,369 |
| ASSESSED VALUE | | 140,954 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 90,954 |
| TOTAL JUST VALUE | | 386,323 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 348,690 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20230372 | 12X30 FB POOL | | 08/16/2023 |
| 20230233 | 510-HTD UNIT | | 07/07/2023 |
| 20172720 | FOP 406SF | 9,155 | 08/31/2017 |
| 20062177 | REPAIR/RRF | 3,500 | 09/19/2006 |
| 20061323 | DEMOLITION | 0 | 06/12/2006 |
| 7441 | GARAGE | 7,000 | 11/30/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1799/1275 | 6/19/2012 | WD | Q | I | 02 | 147,000 |
| GRANTOR: FEDERAL HOME LOAN MOR | | | | | | |
| GRANTEE: MARTIN DOROTHY A & | | | | | | |
| 1786/0924 | 3/14/2012 | QC | U | I | 11 | 100 |
| GRANTOR: CITIMORTGAGE INC | | | | | | |
| GRANTEE: FEDERAL HOME LOAN M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2018] W29 S14 BAS=[YR=1993] S66E14 FOP=[YR=1993] E15 N5W15S5$ N5E15 UCP=[YR=1993] E12N21 UST=[YR=1993] N7W8 STR=[YR=1993] N6W4S6E4$W4 S7E12$ W12 S21$ N61 W29$ E29 N14$.

## 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 | 14 | 4 | 56.00 | SF | 7.80 | 7.80 | 100 | 2018 | 2018 | 3 | 97 | 424 | |
| 2 | 0510 | GARAGE WD- | 0 | 100 | 25 | 20 | 500.00 | SF | 42.00 | 42.00 | 100 | 1993 | 1993 | 3 | 20 | 4,200 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 12 | 35 | 420.00 | SF | 10.00 | 10.00 | 100 | 2007 | 2007 | 3 | 31 | 1,302 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 7 | 59 | 413.00 | SF | 13.00 | 13.00 | 100 | 1980 | 1980 | 3 | 32.5 | 1,745 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,671

| 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 | 188.00 | 75.00 | FF | | 1.00 | 1.00 | 1.00 | 2,800.00 | 2,800.00 | 210,000 | | | | | | | |

REVIEW DATE 03/27/2024 BY DJ Total Acres: 0.00 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 08/06/2024 BY SYS