

CACCIAPOUTI SUSAN
1909 BEECH ST
FERNANDINA BEACH, FL 32034

00-00-31-1200-0003-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		10	ABOVE AVG 100							0900	01	2,295	123.7544	154.69	355,014	2018	2018	0	0	0	2.00	98.00	VALUATION BY		STANDARD														
Roof Structure		03	GABLE/HIP 100							2 SNGL FAM - 100% - 2019										Heated Area: 2008										Tax Group: 2		Tax Dist:							
Roof Cover		05	COMP SHNGL 100							The site map shows a large rectangular lot labeled BAS 2018 with dimensions 32 by 48. To the north of this lot is a smaller area labeled FOP 2018 with dimensions 20 by 8. To the east of the BAS lot is another area labeled FGR 2018 with dimensions 18 by 20. Further east is a small area labeled FST 2018 with dimensions 3 by 4. At the bottom left of the BAS lot is a small area labeled FOP 2018 with dimensions 4 by 4. Other dimensions shown include 10, 13, 14, 18, 19, 20, 22, 28, and 43.										BUILDING MARKET VALUE		347,914																	
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE		43,371																	
Interior Floor		11	CLAY TILE 60																	TOTAL LAND VALUE - MARKET		210,000																	
Interior Floor		14	CARPET 40																	TOTAL MARKET VALUE		601,285																	
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction		261,321																	
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE		339,964																	
Bedrooms			3 100																	TOTAL EXEMPTION VALUE		HX HB		50,000															
Bathrooms			2 100																	BASE TAXABLE VALUE		289,964																	
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE		601,285																	
Stories		1.	1. 100																	NCON VALUE		38,838																	
Units		0	0 100							INCOME VALUE																													
Occupancy		00	NONE 100							PREVIOUS YEAR MKT VALUE		516,794																											
Quality		05	Quality Level 05																																				
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	2,008	100	2,008	304,406																																			
FGR	365	55	201	30,471																																			
FOP	100	30	30	4,548																																			
FOP	160	30	48	7,277																																			
FST	15	55	8	1,213																																			
TOTALS		2,648	2,295	347,914																																			
EXTRA FEATURES										1909 BEECH ST, FERNANDINA BEACH										BLD DATE		LGL DATE		03/25/2024		MLU													
																				XF DATE		LAND DATE																	
																				INC DATE		AG DATE																	
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	0811	CONCRETE B	0 100	0	0	820.00	SF	5.20	5.20	100	2018	2018	3	97	4,136																								
2	0810	CONCRETE A	0 100	0	0	63.00	SF	6.50	6.50	100	2018	2018	3	97	397																								
3	0866	POOL FIBER	0 100	0	0	377.00	SF	72.00	72.00	100	2024	2023		100	27,144																								
4	0855	CONC PAVER	0 100	0	0	537.00	SF	10.00	10.00	100	2024	2023		100	5,370																								
5	1241	WD DECK G	0 100	0	0	456.00	UT	11.50	11.50	100	2024	2023		100	5,244																								
6	1076	TRELLIS A	0 100	0	0	144.00	SF	7.50	7.50	100	2024	2023		100	1,080																								