

BLOCK 2 LOTS 12 & 14
IN OR 1452/1886
EX N20 FT OF 12

HOOVER EUGENE T JR
1717 BEECH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-150A-0002-0120



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	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	1,440	100	1,440	145,129
FOP	112	30	34	3,427
PTO	112	5	6	604
UGR	624	45	281	28,320

TOTALS	2,288		1,761	177,480
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	32	4	128.00	SF	6.50	6.50	100	1952
2	0810	CONCRETE A	0 100	42	20	840.00	SF	6.50	6.50	100	1987
3	0810	CONCRETE A	0 100	48	3	144.00	SF	6.50	6.50	100	1987
4	0940	SHEDS/PORT	0 100	10	12	120.00	SF	30.00	30.00	100	2006
5	1242	WD DECK A	0 100	16	16	256.00	SF	10.00	10.00	100	2013

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-1	109.00	137.00	109.00	FF	

REVIEW DATE	06/14/2019	BY	DJA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,761	119.2000	113.24	199,416	1952	2000	0	0	11.00	89.00
1 SINGLE FAM - 100% - 2007											
Heated Area: 1440											
HX Base Yr 2007											
1717 BEECH ST, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
03/25/2024 MLU											

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	0810	CONCRETE A	0 100	32	4	128.00	SF	6.50	6.50	100	1952	1952	3	20	166	
2	0810	CONCRETE A	0 100	42	20	840.00	SF	6.50	6.50	100	1987	1987	3	52	2,839	
3	0810	CONCRETE A	0 100	48	3	144.00	SF	6.50	6.50	100	1987	1987	3	52	487	
4	0940	SHEDS/PORT	0 100	10	12	120.00	SF	30.00	30.00	100	2006	2006	3	27	972	
5	1242	WD DECK A	0 100	16	16	256.00	SF	10.00	10.00	100	2013	2013	3	60	1,536	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-1	109.00	137.00	109.00	FF	

REVIEW DATE	06/14/2019	BY	DJA
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NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
Tax Group: 2											
Tax Dist:											
BUILDING MARKET VALUE											
177,480											
TOTAL MARKET OB/XF VALUE											
6,000											
TOTAL LAND VALUE - MARKET											
261,600											
TOTAL MARKET VALUE											
445,080											
SOH/AGL Deduction											
295,662											
ASSESSED VALUE											
149,418											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
99,418											
TOTAL JUST VALUE											
445,080											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
393,988											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141932	HRDIBRD	8,900	09/04/2014
20131234	DECK	2,500	06/03/2013
20110322	REPAIR/RRF	14,000	03/07/2011
20101508	XFOB	2,153	09/03/2010
20052304	ELEC OTHER	2,000	07/27/2005
20052171	REMODEL	10,000	07/07/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1452/1886	10/17/2006	WD	Q	I		240,000	
GRANTOR: ALLAN ANDREW S III &							
GRANTEE: HOOVER EUGENE T JR							
1373/1115	12/13/2005	PR	U	I	01	100	
GRANTOR: ALLAN ANDREW S III P/							
GRANTEE: ALLAN ANDREW S III							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UGR=[YR=1993] W26S9 BAS=[YR=1993] W60 S28 E17 FOP=[YR=1993] S4 PTO=[YR=1993] S4E28N4 W28\$E28N4W28\$E28N16E15 N12\$S15 E26N24\$.											