

BUCHANAN CHELSEA/RUBANOWICE RONALD A JR
1705 BEECH ST
FERNANDINA BEACH, FL 32034

00-00-31-150A-0002-0130

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

05

AVERAGE 100

Roof Structure

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floor

12

HARDWOOD 100

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3

100

Bathrooms

2

100

Frame Stories

02

WOOD FRAME 100

Units

0

100

BUD8 Adjustme

02

DIST FB 100

Occupancy

00

NONE 100

Quality

04

Quality Level 04

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

1,141

100

1,141

109,881

DCK

221

10

22

2,118

FOP

56

30

17

1,637

FSP

255

40

102

9,823

FUS

518

100

518

49,885

FUS

120

100

120

11,556

STP

62

10

6

578

STR

10

10

1

97

UGR

420

45

189

18,201

UOP

62

20

12

1,156

TOTALS

2,865

2,128

204,932

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

0504

FP-ELECTRI

0100

0

0

1.00

UT

2,000.00

2,000.00

100

1967

1967

3

29

580

2

0810

CONCRETE A

0100

30

16

480.00

SF

6.50

6.50

100

1984

1984

3

44

1,373

3

0801

ASPHALT A

0100

21

16

336.00

SF

3.00

3.00

100

1984

1984

3

50

504

4

0825

BRICK

0100

20

4

80.00

SF

8.75

8.75

100

1967

1967

3

50.2

351

5

0504

FP-ELECTRI

0100

0

0

1.00

UT

2,000.00

2,000.00

100

2018

2018

3

98

1,960

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

65.00

137.00

65.00

FF

1

1.12

1.00

1.12

2,400.00

2,688.00

174,720

REVIEW DATE

05/12/2019

BY

KBA

Total Acres:

0.00

Total Land Value:

174,720

Market:

0

Agricultural:

0

Common:

174,720

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

2,128

114.2190

108.51

230,909

1967

2000

0

0

0

11.25

88.75

1 SINGLE FAM - 100% - 2023

Heated Area: 1779

HX Base Yr 2023

37

14

14

26

11

15

8

8

15

15

20

7

7

21

21

20

39

12

17

13

28

15

17

15

12

2

6

19

12

9

5

11

9

13

FUS

1993

FUS

2018

SIR

1993

FOP

1993

UGR

1993

BAS

1993

DCK

2018

FSP

2018

UOP

2018

STP

2018

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

03/25/2024

MLU

1705 BEECH ST, FERNANDINA BEACH

VALUATION BY

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

204,932

4,768

174,720

384,420

27,744

356,676

55,000

301,676

384,420

0

346,287

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U / I

V I / I

RSN CD

SALE PRICE

2498/1205

9/21/2021

WD Q

I

01

390,000

GRANTOR: DAV VENTURE TRUST

GRANTEE: BUCHANAN CHELSEA &

2084/1018

11/21/2016

WD Q

I

01

254,000

GRANTOR: LEWIS SONYA J ET AL

GRANTEE: DAV VENTURE TRUST

BUILDING DIMENSIONS

BAS=[YR=1993] W2 STR=[YR=1993] N2W5 S2E5\$ W39 FOP=[YR=1993] W7 UGR=[YR=1993] W20 S21 E20 N21\$ S8 E7N8\$ S28 E12 STP=[YR=2018] S9 E13 N9 W1 UOP=[YR=2018] W2 U1 L1 W6 D1 L1 W1 S5 E11 N5\$ S5 W11 N5 W1\$ E2 U1 R1 E6 D1 R1 E19 FSP=[YR=2018] E17 N15 DCK=[YR=2018] N13 W17 S13 E17\$ W17 S15\$ N28\$ PTR=N10 FUS=[YR=1993] N14 W37 S14 E11 FUS=[YR=2018] S8 E15 N8 W15\$ E26 \$ S10 \$.