BLK 3 LOT 2
OAKLAWN PARK #1 S/D PBK 2/52
& BLK 3 LOT 4

CASON KEITH G
1704 BEECH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-150A-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
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

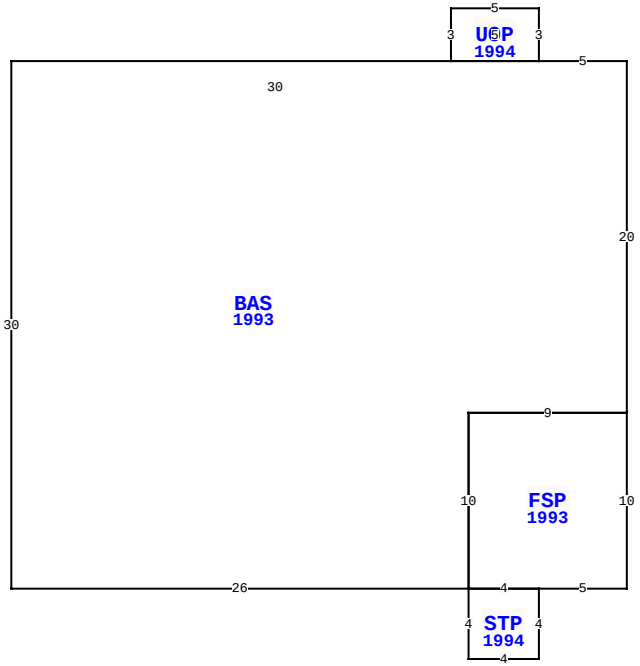
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	62,587
FSP	90	40	36	2,347
STP	16	10	2	130
UOP	15	20	3	196
TOTALS	1,081		1,001	65,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,001	93.3660	88.70	88,789	1951	1985	0	0	0	26.50	73.50

1 SINGLE FAM – 100% - 1979 Heated Area: 960 HX Base Yr 1979



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

1704 BEECH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		65,260
TOTAL MARKET OB/XF VALUE		2,156
TOTAL LAND VALUE - MARKET		381,408
TOTAL MARKET VALUE		448,824
SOH/AGL Deduction		379,012
ASSESSED VALUE		69,812
TOTAL EXEMPTION VALUE	HX HB	44,812
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		448,824
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,411

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0550/0242	8/16/1988	QC	U	I	01	100
GRANTOR: CASON PAMELA G						
GRANTEE: CASON KEITH G						
0261/0309	3/01/1978	WD	U	I		27,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 UOP=[YR=1994] N3W5S3E5$ W30 S30
E26STP=[YR=1994] S4E4N4 FSP=[YR=1993] E5N10W9S10E4$ W4$ N10
E9N20$.

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	0510	GARAGE WD-	0	100	22	14	308.00	SF	35.00	35.00	100	1960	1960	3	20	2,156	

LAND DESCRIPTION

TOTAL OB/XF 2,156

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	137.00	158.00	137.00	FF	1	1.16	1.00	1.16	2,400.00	2,784.00	381,408							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 381,408 Market: 0 Agricultural: 0 Common: 381,408 PRINTED 08/06/2024 BY SYS