BLOCK 4 LOT 2
IN OR 1094/1583
OAK LAWN PARK #1 PB 2/52

WALTER ERIC T
1604 BEECH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-150A-0004-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	03	Quality Level 03

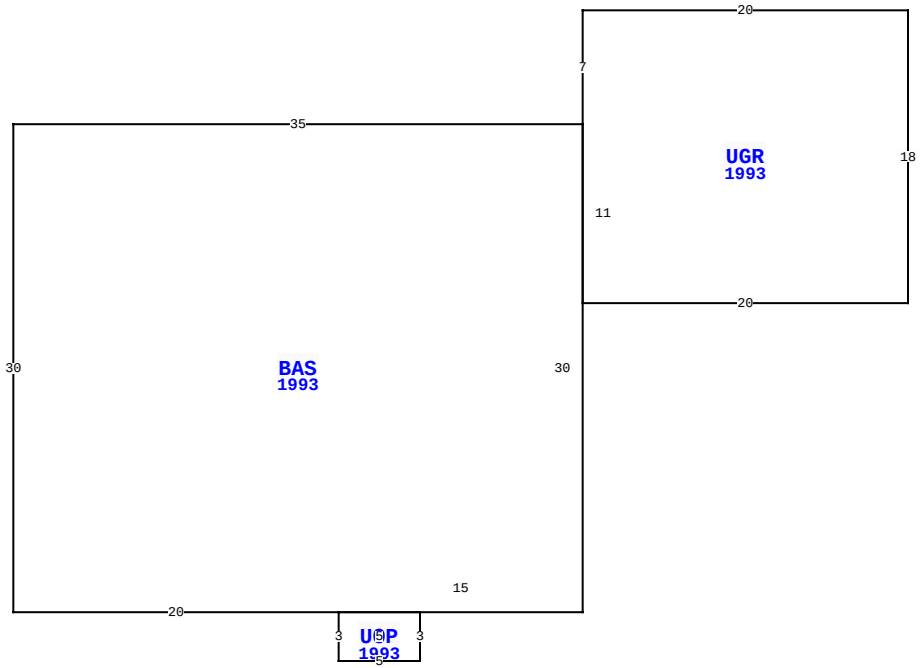
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	1,050	100,651
UGR	360	45	162	15,529
UOP	15	20	3	287
TOTALS	1,425		1,215	116,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,215	120.8400	114.80	139,482	1951	1990	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 2003 Heated Area: 1050 HX Base Yr 2003



1604 BEECH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		116,467
TOTAL MARKET OB/XF VALUE		2,319
TOTAL LAND VALUE - MARKET		212,352
TOTAL MARKET VALUE		331,138
SOH/AGL Deduction		216,739
ASSESSED VALUE		114,399
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		64,399
TOTAL JUST VALUE		331,138
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,645

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080553	H/AC	2,000	04/04/2008
19991278	XFOB	2,000	09/24/1999
5006	REMODEL	14,000	09/12/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1094/1583	11/18/2002	WD	Q	I		114,000
GRANTOR: ANDERSON AGNES A						
GRANTEE: WALTER ERIC T						
1036/1518	2/11/2002	WD	Q	I		105,000
GRANTOR: RODEFFER JAMES DICKEN						
GRANTEE: ANDERSON AGNES A						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W20 S7 BAS=[YR=1993] W35 S30 E20 UOP=[YR=1993] S3 E5 N3 W5 $ E15 N30 $ S11 E20 N18 $.

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	36	10	360.00	SF	6.50	6.50	100	1988	1988	3	54.5	1,275	
2	0825	BRICK	0	100	16	3	48.00	SF	8.75	8.75	100	1951	1951	3	20	84	
3	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	1999	1999	3	20	960	

LAND DESCRIPTION

TOTAL OB/XF 2,319

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	79.00	137.00	79.00	FF	1	1.12	1.00	1.12	2,400.00	2,688.00	212,352							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 212,352 Market: 0 Agricultural: 0 Common: 212,352 PRINTED 08/06/2024 BY SYS