E136.5 FT OF W166.5 FT OF N194
FT OF OUTLOT 228
IN OR 853/1177

SAYRE DOUGLAS L & SHERRI C
1803 BEECH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1600-0228-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

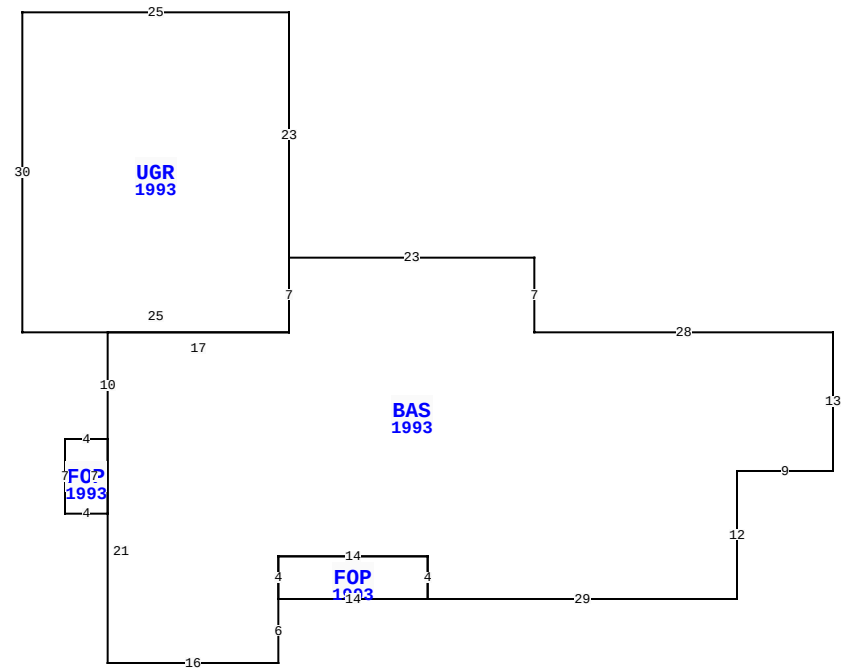
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 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	1,793	100	1,793	132,323
FOP	28	30	8	590
FOP	56	30	17	1,255
UGR	750	45	338	24,944
TOTALS	2,627		2,156	159,113

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,156	114.6600	108.93	234,853	1961	1980	0	0	0	32.25	67.75

1 SINGLE FAM – 100% - 1997 Heated Area: 1793 HX Base Yr 1997



1803 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		159,113
TOTAL MARKET OB/XF VALUE		3,459
TOTAL LAND VALUE - MARKET		383,600
TOTAL MARKET VALUE		546,172
SOH/AGL Deduction		395,911
ASSESSED VALUE		150,261
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		95,261
TOTAL JUST VALUE		546,172
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		485,085

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6334	REPAIR/RRF	6,000	01/22/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0853/1177	10/26/1998	QC	U	I	01	100
GRANTOR: SAYRE DOUGLAS LEE & S						
GRANTEE: SAYRE DOUGLAS L & S						
0766/0585	7/24/1996	WD	Q	I		100,000
GRANTOR: TAYLOR HAROLD K & REB						
GRANTEE: SAYRE DOUGLAS LEE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 N7 W23 UGR=[YR=1993] N23 W25 S30 E25 N7 $
S7 W17 S10 FOP=[YR=1993] W4 S7 E4 N7 $ S21 E16 N6
FOP=[YR=1993] E14 N4 W14 S4 $ N4 E14 S4 E29 N12 E9 N13 $.

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	0812	CONCRETE C	0	100	0	0	2,427.00	SF	4.00	4.00	100	1961	1961	3	20	1,942	
2	0350	CARPORT WD	0	100	12	12	144.00	SF	13.00	13.00	100	1985	1985	3	20	374	
3	0812	CONCRETE C	0	100	0	0	1,429.00	SF	4.00	4.00	100	1961	1961	3	20	1,143	

LAND DESCRIPTION

TOTAL OB/XF 3,459

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		R-1	137.00	194.00	137.00	FF		1.00	1.00	1.00	2,800.00	2,800.00	383,600							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 383,600 Market: 0 Agricultural: 0 Common: 383,600 PRINTED 08/06/2024 BY SYS