

PT OF OUTLOT 228
IN OR 2321/889
OUTLOTS

PLEDGER JAMES R II & JULIE L
1809 BEECH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1600-0228-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1008.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,254	100	1,254	112,240
FCP	418	25	104	9,309
FOP	56	30	17	1,521
FOP	64	30	19	1,700
STP	40	10	4	358
UST	50	45	22	1,969

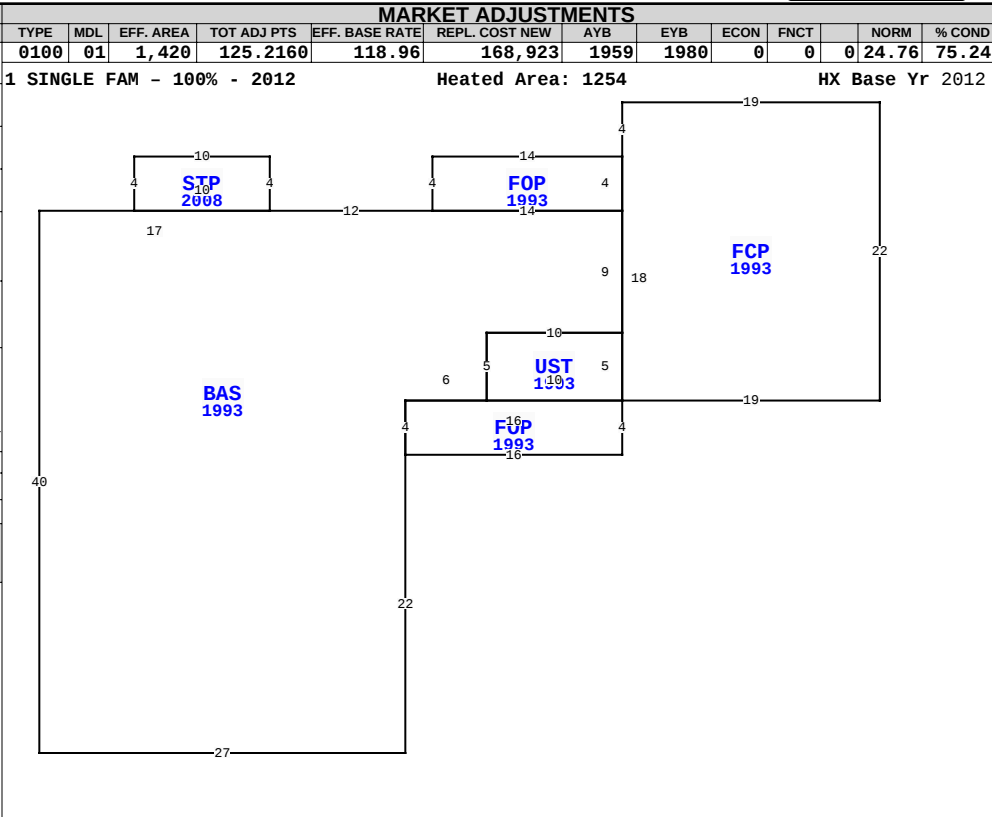
TOTALS	1,882		1,420	127,098
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0810	CONCRETE A
2	0810	CONCRETE A
3	0810	CONCRETE A
4	0825	BRICK
5	0825	BRICK
6	1076	TRELLIS A
7	1242	WD DECK A
8	0940	SHEDS/PORT

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	83	10	830.00	SF	6.50	6.50	100	1959	1959	3	20	1,079	
2	0810	CONCRETE A	0 100	17	4	68.00	SF	6.50	6.50	100	1959	1959	3	20	88	
3	0810	CONCRETE A	0 100	4	4	16.00	SF	6.50	6.50	100	1959	1959	3	20	21	
4	0825	BRICK	0 100	8	4	32.00	SF	12.50	12.50	100	1959	1959	3	36.6	146	
5	0825	BRICK	0 100	23	4	92.00	SF	12.50	12.50	100	1999	1999	3	93	1,070	
6	1076	TRELLIS A	0 100	8	6	48.00	SF	7.50	7.50	100	2010	2010	3	60	216	
7	1242	WD DECK A	0 100	0	0	520.00	SF	10.00	10.00	100	2010	2010	3	45	2,340	
8	0940	SHEDS/PORT	0 100	14	10	140.00	SF	30.00	30.00	100	2011	2011	3	50	2,100	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

REVIEW DATE	06/18/2019	BY	DJA
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1809 BEECH ST, FERNANDINA BEACH

TOTAL OB/XF		
L N	OB/XF CODE	DESCRIPTION
1	0810	CONCRETE A
2	0810	CONCRETE A
3	0810	CONCRETE A
4	0825	BRICK
5	0825	BRICK
6	1076	TRELLIS A
7	1242	WD DECK A
8	0940	SHEDS/PORT

TOTAL OB/XF		
L N	OB/XF CODE	DESCRIPTION
1	000100	C

REVIEW DATE	06/18/2019	BY	DJA
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Total Acres:	0.00
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Total Land Value:	277,200
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Market:	0
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Agricultural:	0
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Common:	277,200
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PRINTED	08/06/2024 BY SYS
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NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 2		Tax Dist:
BUILDING MARKET VALUE		127,098
TOTAL MARKET OB/XF VALUE		7,060
TOTAL LAND VALUE - MARKET		277,200
TOTAL MARKET VALUE		411,358
SOH/AGL Deduction		229,949
ASSESSED VALUE		181,409
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		131,409
TOTAL JUST VALUE		411,358
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		366,737

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052808	REPAIR/RRF	8,000	10/07/2005
20042090	REPAIR/RRF	6,000	11/08/2004

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
2321/0889	11/26/2019	QC U
GRANTOR: PLEDGER JULIE L F/K/A		
GRANTEE: PLEDGER JAMES R II		
2126/0093	6/02/2017	WD U
GRANTOR: CREW BRYAN A & JEANNE		
GRANTEE: LEWIS JULIE L		

BUILDING NOTES		
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BUILDING DIMENSIONS		
FCP=[YR=1993] W19 S4 FOP=[YR=1993] W14 S4 BAS=[YR=1993] W12STP=[YR=2008] N4 W10 S4 E10 \$W17 S40 E27 N22		
FOP=[YR=1993] E16 N4 W16 S4\$ N4 E6 UST=[YR=1993] E10 N5 W10 S5\$ N5 E10 N9 W14\$ E14 N4\$ S18 E19 N22\$.		