LOT 58
IN OR 1788/1626
PARKWAY NORTH PB 5/263

COLUCCI ROBERT EDWARD JR
4448 BEAN STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-163N-0058-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

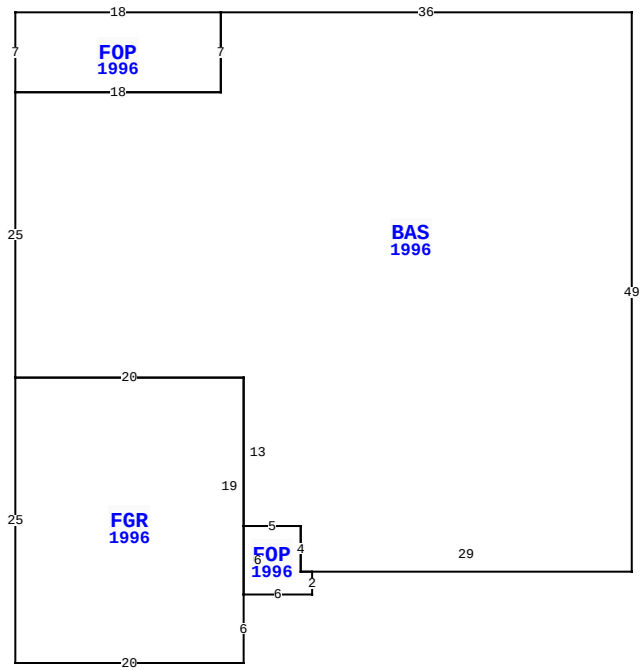
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1072.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2,160	345,609
FGR	500	55	275	44,002
FOP	32	30	10	1,600
FOP	126	30	38	6,080
TOTALS	2,818		2,483	397,291

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,483	119.8560	179.78	446,394	1996	2000	0	0	0	11.00	89.00

1 SFR CUST – 100% - 2013 Heated Area: 2160 HX Base Yr 2013



4448 BEAN ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		397,291
TOTAL MARKET OB/XF VALUE		19,822
TOTAL LAND VALUE - MARKET		210,000
TOTAL MARKET VALUE		627,113
SOH/AGL Deduction		325,700
ASSESSED VALUE		301,413
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		246,413
TOTAL JUST VALUE		627,113
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		610,118

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080369	REPAIR/RRF	4,000	03/10/2008
B0012146	XFOB	1,000	10/01/2001
B983006	XFOB	6,000	01/13/1998
B972344	SWIM POOL	14,290	12/04/1997
B959504	NEW CONSTR	125,760	12/15/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1788/1626	4/18/2012	WD	U	I	11	270,000
GRANTOR: DISBROW BUILDERS INC						
GRANTEE: COLUCCI ROBERT EDWA						
1774/0456	1/17/2012	CT	U	I	18	52,300
GRANTOR: CLERK OF COURT						
GRANTEE: DISBROW BUILDERS IN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W36 FOP=[YR=1996] W18 S7 E18 N7 $ S7 W18 S25 FGR=[YR=1996] S25 E20 N6 FOP=[YR=1996] E6 N2 W1 N4 W5 S6 $ N19 W20 $ E20 S13 E5 S4 E29 N49 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765	
2	0812	CONCRETE C	0	100	0	0	1,401.00	SF	4.00	4.00	100	1996	1996	3	72	4,035	
3	0810	CONCRETE A	0	100	0	0	128.00	SF	6.50	6.50	100	1996	1996	3	72	599	
4	0810	CONCRETE A	0	100	17	3	51.00	SF	6.50	6.50	100	1996	1996	3	72	239	
5	0861	POOL GUNIT	0	100	0	0	333.00	SF	85.00	85.00	100	1998	1998	3	21	5,944	
6	0845	KOOL DECK	0	100	0	0	578.00	SF	7.25	7.25	100	1998	1998	3	75	3,143	
7	0910	SCRN RM L	0	100	0	0	879.00	SF	15.00	15.00	100	1998	1998	3	20	2,637	
8	1242	WD DECK A	0	100	0	0	230.00	SF	10.00	10.00	100	1998	1998	3	20	460	

LAND DESCRIPTION

TOTAL OB/XF 19,822

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	000134	C	SFR POND	100		R1-G	0.00	0.00	1.00	UT		1.00	1.00	1.05	200,000.00	210,000.00	210,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 08/06/2024 BY SYS