

PT OF TRACT A
IN OR 2262/345
SOUTH BEACH SUB PB 3/11

BECKWITH DIANA R & MARK A
2653 PARRISH CEMETERY ROAD
JACKSONVILLE, FL 32221

2024

00-00-31-1720-000A-0130



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	30	VINYL 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	336	100	336	37,930
FGR	579	55	318	35,897
FOP	230	30	69	7,790
FST	81	55	45	5,080
FST	204	55	112	12,643
FUS	1,254	100	1,254	141,559
PTO	500	5	25	2,822
UOP	99	20	20	2,258
UOP	382	20	76	8,579
TOTALS	3,665		2,255	254,558

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	713.00	SF	6.50	6.50	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	
3	0801	ASPHALT A	0	0	0	0	207.00	SF	3.00	3.00	
4	0855	CONC PAVER	0	0	0	0	246.00	SF	10.00	10.00	
5	0861	POOL GUNIT	0	0	0	0	336.00	SF	85.00	85.00	
6	0855	CONC PAVER	0	0	0	0	1,390.00	SF	10.00	10.00	
7	0470	VNYL GATE	0	0	0	0	3.00	UT	300.00	300.00	
8	0478	VF 6 SLAT	0	0	0	0	126.00	LF	15.00	15.00	
9	1134	LANDSCP BL	0	0	60	0	120.00	SF	6.00	6.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		R-3	82.00	121.00	82.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,255	104.8600	131.08	295,585	1978	1995	0	0	0 13.88	86.12
1 SNGL FAM - 0% - 0											
Heated Area: 1590											
HX Base Yr											

BLD DATE				LGL DATE			
XF DATE				LAND DATE			
INC DATE				AG DATE			
2926 1ST AVE, FERNANDINA BEACH				03/13/2024			
				MLU			

TOTAL OB/XF											
44,682											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										254,558	
TOTAL MARKET OB/XF VALUE										44,682	
TOTAL LAND VALUE - MARKET										276,750	
TOTAL MARKET VALUE										575,990	
SOH/AGL Deduction										100,001	
ASSESSED VALUE										475,989	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										475,989	
TOTAL JUST VALUE										575,990	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										535,066	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160852	ELEC/POOL	600	03/31/2016
20160569	SWIM POOL	27,200	03/02/2016
20122427	BANNISTER	2,100	12/03/2012
20061835	XFOB	5,232	08/02/2006
B0040246	REPAIR/RRF	4,000	02/13/2004
B2004026	REPAIR/RRF	2,000	09/21/2000

SALES DATA									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
2262/0345		3/18/2019	WD	Q	I	01	455,000		
GRANTOR: GRUMBLES PETER LEE									
GRANTEE: BECKWITH DIANA R &									
0869/0620		2/24/1999	QC	U	I	07	100		
GRANTOR: LENAHA RITA									
GRANTEE: GRUMBLES PETER LEE									

BUILDING NOTES											
PTO=[YR=2016] W50 S10 BAS=[YR=1993] S24 E14 UOP=[YR=1993] S8 E1 S7 E5 N7 E2 N8 FGR=[YR=1993] E27N24 W19 FST=[YR=1993] W17 S12 E17 N12 \$ S12 W17 S3 FST=[YR=1993] S9 E9 N9 W9 \$ E9 S9 \$ W8 \$ N24 W14 \$ E50N10 \$ PTR=E30 FOP=[YR=2007] E23 UOP=[YR=1999] N8 W6 N5 E16 S5 W6 S8 E23 S10 FUS=[YR=1993] S26 W27 N2 W23 N24 E50 \$ W27 N10 \$ S10 W23 N10 \$ W30 \$.											