BLOCK 26 W1/2 OF LOT 16
IN OR 1468/893
CITY OF FDNA BEACH

CHRISTNER TAINA M
406 BEECH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0026-0162

BUILDING CHARACTERISTICS

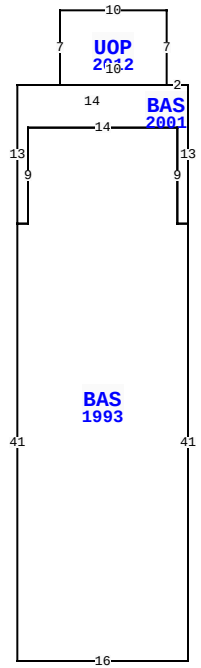
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	01	MINIMUM 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	782	100	782	108,893
BAS	82	100	82	11,419
UOP	70	20	14	1,949
TOTALS	934		878	122,261

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	878	125.1720	156.46	137,372	1891	2001	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2012 Heated Area: 864 HX Base Yr 2012



406 BEECH 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		122,261
TOTAL MARKET OB/XF VALUE		1,886
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		224,147
SOH/AGL Deduction		132,923
ASSESSED VALUE		91,224
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		41,224
TOTAL JUST VALUE		224,147
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,706

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131630	H/AC	6,500	07/11/2013
20072101	FENCE	1,100	11/20/2007
20070633	SEWER LINE REPLAC	2,000	04/16/2007
2002843	PLUMBING REMODEL	415	05/02/2000
2002809	CHNGE METER	500	04/26/2000
2002810	H/AC	1,800	04/26/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1468/0893	12/29/2006	QC	U	I	01	100
GRANTOR: SHIELDS TAINA M						
GRANTEE: CHRISTNER TAINA M						
1436/0324	8/09/2006	QC	U	I	01	100
GRANTOR: SHIELDS RUSS A						
GRANTEE: SHIELDS TAINA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W2 UOP=[YR=2012] N7W10S7E10 $ W14 S13
BAS=[YR=1993] S41 E16 N41 W1 N9 W14 S9 W1 $ E1 N9 E14 S9 E1 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	1242	WD DECK A	0	100	15	6	90.00	SF	10.00	10.00	100	2000	2000	3	20	180	
2	1242	WD DECK A	0	100	13	3	39.00	SF	10.00	10.00	100	2000	2000	3	20	78	
3	0855	CONC PAVER	0	100	0	0	250.00	SF	7.00	7.00	100	2012	2012	3	93	1,628	

LAND DESCRIPTION

TOTAL OB/XF 1,886

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-2	25.00	100.00	25.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	100,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS