

BLOCK 28 LOT 7 & W28 FT OF 8
EX W'LY 1 FT OF 7
CITY OF FDNA BEACH

TEIXEIRA DAVID LIVING TRUST/TEIXEIRA MELISSA LIVIN
509 BEECH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0028-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	07	ASB SHNGLE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	940	100	940	118,364
FOP	176	30	53	6,674
FSP	204	40	82	10,325
FUS	736	100	736	92,676

TOTALS	2,056	1,811	228,038
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	10	8	80.00	SF	30.00	30.00	100	1980
2	0825	BRICK	0 100	0	0	388.00	SF	8.75	8.75	100	1995
3	0825	BRICK	0 100	5	7	35.00	SF	12.50	12.50	100	1980
4	0810	CONCRETE A	0 100	4	4	16.00	SF	6.50	6.50	100	1980
5	1242	WD DECK A	0 100	10	4	40.00	SF	10.00	10.00	100	1995
6	0940	SHEDS/PORT	0 100	4	4	16.00	SF	30.00	30.00	100	2001

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003	R-2	77.00	100.00	77.00	FF	

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,811	119.0700	148.84	269,549	1930	1995	0	0	15.40	84.60
1 SNGL FAM - 100% - 0											
Heated Area: 1676											
HX Base Yr											

509 BEECH ST, FERNANDINA BEACH

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

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	0940	SHEDS/PORT	0 100	10	8	80.00	SF	30.00	30.00	100	1980	1980	3	20	480	
2	0825	BRICK	0 100	0	0	388.00	SF	8.75	8.75	100	1995	1995	3	91	3,089	
3	0825	BRICK	0 100	5	7	35.00	SF	12.50	12.50	100	1980	1980	3	73.5	322	
4	0810	CONCRETE A	0 100	4	4	16.00	SF	6.50	6.50	100	1980	1980	3	32.5	34	
5	1242	WD DECK A	0 100	10	4	40.00	SF	10.00	10.00	100	1995	1995	3	20	80	
6	0940	SHEDS/PORT	0 100	4	4	16.00	SF	30.00	30.00	100	2001	2001	3	20	96	

TOTAL OB/XF											
4,101											

Total Acres:	0.00	Total Land Value:	308,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										228,038	
TOTAL MARKET OB/XF VALUE										4,101	
TOTAL LAND VALUE - MARKET										308,000	
TOTAL MARKET VALUE										540,139	
SOH/AGL Deduction										431,614	
ASSESSED VALUE										108,525	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										58,525	
TOTAL JUST VALUE										540,139	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										530,157	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120508	REROOF W/30YR SHN	3,000	03/27/2012
9170	ADDITION	5,000	06/27/1995
8450	REPAIR/RRF	3,500	07/19/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2724/440	7/10/2024	WD	Q	I	01	675,000	
GRANTOR: EELLS RUSSELL E							
GRANTEE: TEIXEIRA DAVID LIVI							
0446/0146	2/01/1985	WD	Q	I		36,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W9 N17 W12 FSP=[YR=1995] W12 S17 E12 N17 \$ S17 W2 S32E1 FOP=[YR=1993] S8 E22 N8 W22 \$ E22 N32 \$ PTR=E15 FUS=[YR=1993] E23 S32 W23 N32 \$ W15 \$.											