BLOCK 216 LOT D OF 1
CITY OF FDNA BEACH

PEACOCK JOHN BRIAN & EILEEN/PEACOCK THOMAS ALEXAND
1114 BEECH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0216-01D0

BUILDING CHARACTERISTICS

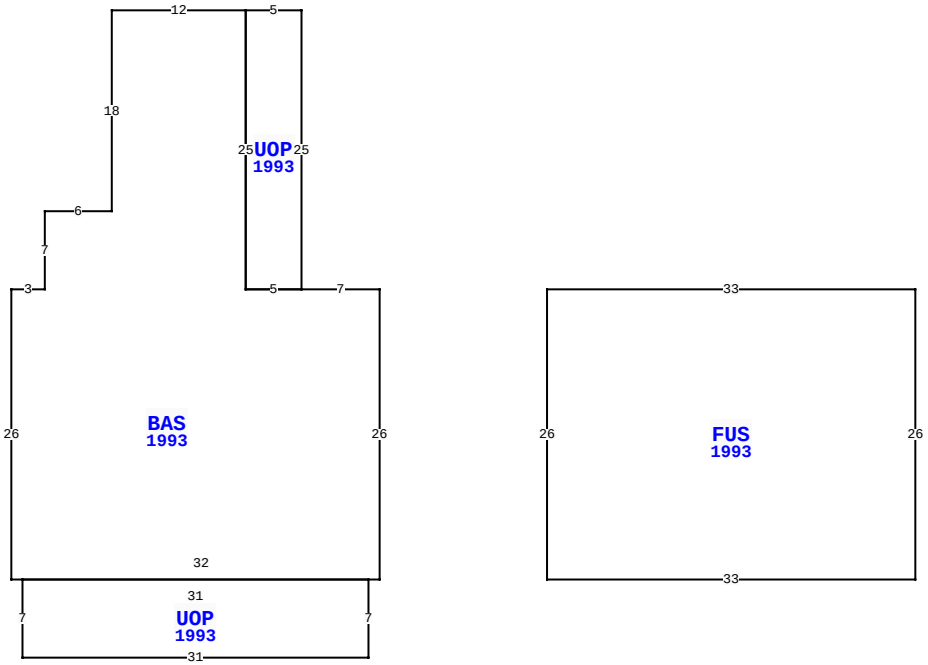
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	193,305
FUS	858	100	858	138,213
UOP	125	20	25	4,027
UOP	217	20	43	6,927
TOTALS	2,400		2,126	342,472

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	2,126	133.5466	166.93	354,893	1930	2015	0	0	0	3.50	96.50

1 SNGL FAM – 0% - 2024 Heated Area: 2058 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

1114 BEECH ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	355,182
TOTAL MARKET OB/XF VALUE	7,376
TOTAL LAND VALUE - MARKET	220,000
TOTAL MARKET VALUE	582,558
SOH/AGL Deduction	0
ASSESSED VALUE	582,558
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	582,558
TOTAL JUST VALUE	582,558
NCON VALUE	178,195
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	342,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111374	REPIPE TO EXIST F	2,100	08/15/2011
2004097	CHNGE SRVC	0	10/04/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2667/775	9/05/2023	WD	Q	I	01	800,000
GRANTOR: JOHNSON RANDY SCOTT						
GRANTEE: PEACOCK JOHN BRIAN						
2021/1510	12/30/2015	WD	Q	I	01	150,000
GRANTOR: DELANEY BETTY JEAN						
GRANTEE: JOHNSON RANDY SCOTT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 UOP=[YR=1993] N25 W5 S25 E5$ W5 N25 W12 S18 W6 S7 W3 S26 E1 UOP=[YR=1993] S7 E31 N7 W31$ E32 N26$ PTR=E15 FUS=[YR=1993] E33 S26 W33 N26$ W15$.

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	0810	CONCRETE A	0	0	0	0	200.00	SF	6.50	6.50	100	1997	1997	3	73	949	
2	0811	CONCRETE B	0	0	0	0	1,236.00	SF	5.20	5.20	100	2024	2023		100	6,427	

LAND DESCRIPTION

TOTAL OB/XF 7,376

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	0	0006	R-2	100.00	86.00	100.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	220,000							

REVIEW DATE 03/14/2024 BY HSA Total Acres: 0.00 Total Land Value: 220,000 Market: 0 Agricultural: 0 Common: 220,000 PRINTED 08/06/2024 BY SYS

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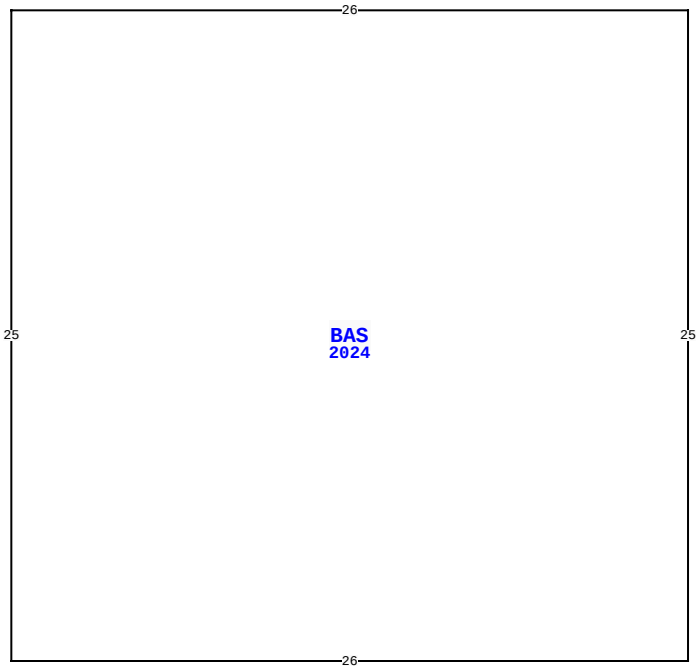
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Floo	03	CONC FINSH 100
Frame	05	STEEL 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	650	100	650	12,711
TOTALS	650		650	12,710

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	650	58.1900	20.37	13,240	2019	2019	0	0	0	4.00	96.00

2 GARAGE RES – 0% - 2024 Heated Area: 650 HX Base Yr



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2021/1510	12/30/2015	WD	Q	I	01	150,000
GRANTOR: DELANEY BETTY JEAN						
GRANTEE: JOHNSON RANDY SCOTT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E26 S25 W26 N25 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/14/2024 BY HSA Total Acres: 0.00 Total Land Value: 220,000 Market: 0 Agricultural: 0 Common: 220,000 PRINTED 08/06/2024 BY SYS