

BLK 242 TRACT A OF LOT 1
CITY OF FDNA BEACH S/D OF
SEC 23-3N-28E UNR

POWELL JARED DEVANE
1302 BEECH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0242-01A0



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	220	100	220	66,615
BAS	1,116	100	1,116	337,923
FGR	121	55	67	20,287
FOP	124	30	37	11,204
FOP	155	30	46	13,929
TOTALS	1,736		1,486	449,959

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVR	0	0	0	0	1,058.00	SF	10.00	10.00	
2	0462	ST/AL FNC	0	0	480	1	480.00	SF	10.00	10.00	
3	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	000100	C	SFR	0		R-2	51.00	86.00	51.00	FF	1

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	1,486	202.8780	304.32	452,220	2021	2021	0	0	0.50	99.50
1 SFR CUST - 0% - 2024											
Heated Area: 1336											
HX Base Yr											
FOP 2021											
BAS 2021											
FGR 2021											

1302 BEECH ST, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
03/18/2024 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			449,959
TOTAL MARKET OB/XF VALUE			15,574
TOTAL LAND VALUE - MARKET			104,346
TOTAL MARKET VALUE			569,879
SOH/AGL Deduction			0
ASSESSED VALUE			569,879
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			569,879
TOTAL JUST VALUE			569,879
NCON VALUE			5,100
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			347,613

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200260	NEW CONSTR	0	09/17/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2659/1801	7/27/2023	WD	Q	I	01	660,000	
GRANTOR: ROSEPIER RONALD C &							
GRANTEE: POWELL JARED DEVANE							
2444/0053	3/17/2021	WD	Q	I	01	363,900	
GRANTOR: CMR ISLAND PROPERTIES							
GRANTEE: ROSEPIER RONALD C							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] W11 FOP=[YR=2021] W4 BAS=[YR=2021] W36											
FOP=[YR=2021] W5 S31 E5 N31 \$ S31 E36 N31 \$ S31 E4											
FGR=[YR=2021] E11 N11 W11 S11 \$ N31 \$ S20 E11 N20 \$.											