

BLK 243 TRACTS A & B OF LOT 6
IN OR 1133/1712
CITY OF FDNA BEACH S/D IN

MCINTOSH MICHAEL A/MCINTOSH JORDAN L
1319 BEECH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0243-06A0



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100	780	69,708
FCP	350	25	88	7,865
FOP	126	30	38	3,396
FST	98	55	54	4,826
FUS	780	100	780	69,708
TOTALS	2,134		1,740	155,502

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	100	59	15	885.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	5	7	35.00	SF	6.50	6.50	
3	1243	WD DECK F	0	100	12	20	240.00	SF	3.20	3.20	
4	9001	CONTANR 40	0	100	0	0	1.00	UT	1,400.00	1,400.00	

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	100	0006	R-2	51.00	86.00	51.00	FF	
2	000100	C	SFR	100	0006	R-2	51.00	86.00	51.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,740	111.0000	105.45	183,483	1988	1990	0	0	15.25	84.75
1 SINGLE FAM - 100% - 2024 Heated Area: 1560 HX Base Yr 2024											
BAS 1993 FST 1993 FOP 1993 FCP 1993 FUS 1993											
1319 BEECH ST, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
03/25/2024 MLU											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										155,502	
TOTAL MARKET OB/XF VALUE										4,828	
TOTAL LAND VALUE - MARKET										228,480	
TOTAL MARKET VALUE										388,810	
SOH/AGL Deduction										233,398	
ASSESSED VALUE										155,412	
TOTAL EXEMPTION VALUE										55,000	
BASE TAXABLE VALUE										100,412	
TOTAL JUST VALUE										388,810	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										348,999	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071399	REPAIR/RRF	6,881	07/27/2007
20042196	XFOB	1,000	11/22/2004
19983291	XFOB	100	03/05/1998
4670	XFOB	4,670	02/03/1988
4453	NEW CONSTR	55,740	09/02/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2686/1524	10/24/2023	QC	U	I	11	100	
GRANTOR:MCINTOSH MICHAEL A							
GRANTEE:MCINTOSH MICHAEL A							
1133/1712	5/01/2003	WD	U	I	01	100	
GRANTOR:MCINTOSH MICHAEL A &							
GRANTEE:MCINTOSH MICHAEL A							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FST=[YR=1993] W14 BAS=[YR=1993] W30 S26 E9 FOP=[YR=1993] S6 E21 FCP=[YR=1993] E14 N25 W14 S25\$ N6 W21\$ E21 N26\$ S7 E14 N7\$ PTR=E15FUS=[YR=1993] E30 S26 W30 N26\$ W15\$.											