BLOCK 260 SUB LOT B &
E1/2 OF S14 FT OF SUB G OF 5
CITY OF FDNA BEACH

MANDRICK SAMSON D
1405 BEECH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0260-05B0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

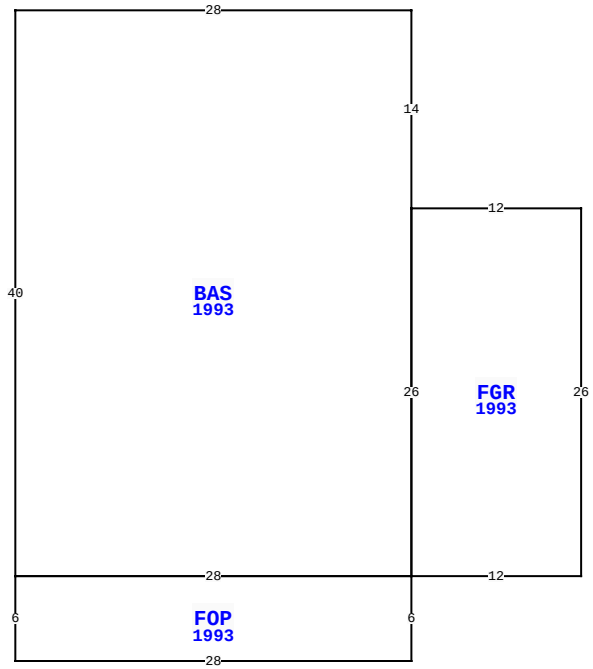
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1,120	123,915
FGR	312	55	172	19,030
FOP	168	30	50	5,532
TOTALS	1,600		1,342	148,477

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,342	135.3872	128.62	172,608	1981	2000	0	0	0	13.98	86.02

1 SINGLE FAM – 100% - 2020 Heated Area: 1120 HX Base Yr 2020



1405 BEECH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		148,477
TOTAL MARKET OB/XF VALUE		3,357
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		291,834
SOH/AGL Deduction		104,559
ASSESSED VALUE		187,275
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		137,275
TOTAL JUST VALUE		291,834
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061263	CHAIN-LINK FENCE	500	06/05/2006
20060827	REPLACE FRONT SID	2,000	04/20/2006
20060727	REROOF W/30YR SHN	2,900	04/12/2006
20060688	11 CAN LIGHTS	1,200	04/03/2006
1981	NEW CONSTR	49,250	04/01/1980

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2307/1530	9/27/2019	WD	Q	I	01	250,000
GRANTOR: WOLFLA KATHY						
GRANTEE: MANDRICK SAMSON D						
1540/1635	12/13/2007	WD	U	I	06	100
GRANTOR: TIMIAN JEFFREY F						
GRANTEE: WOLFLA KATHY						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] N26 W12BAS=[YR=1993] N14 W28 S40 FOP=[YR=1993] S6 E28 N6 W28$E28 N26$S26 E12$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	49	1,715	
2	0810	CONCRETE A	0	100	58	9	522.00	SF	6.50	6.50	100	1981	1981	3	35	1,188	
3	1242	WD DECK A	0	100	14	12	168.00	SF	10.00	10.00	100	2006	2006	3	27	454	

LAND DESCRIPTION

TOTAL OB/XF 3,357

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-1	50.00	100.00	50.00	FF		1.00	1.00	1.00	2,800.00	2,800.00	140,000							

REVIEW DATE 02/06/2020 BY DJ Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/06/2024 BY SYS