BLOCK 261 TRACTS C,D,E & F OF
LOT 10 IN OR 2244/1056
CITY OF FDNA BEACH S/D IN

DOUGLASS JOHN WESLEY III/DOUGLASS JOHN WESLEY II E
1430 BEECH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0261-010C

BUILDING CHARACTERISTICS

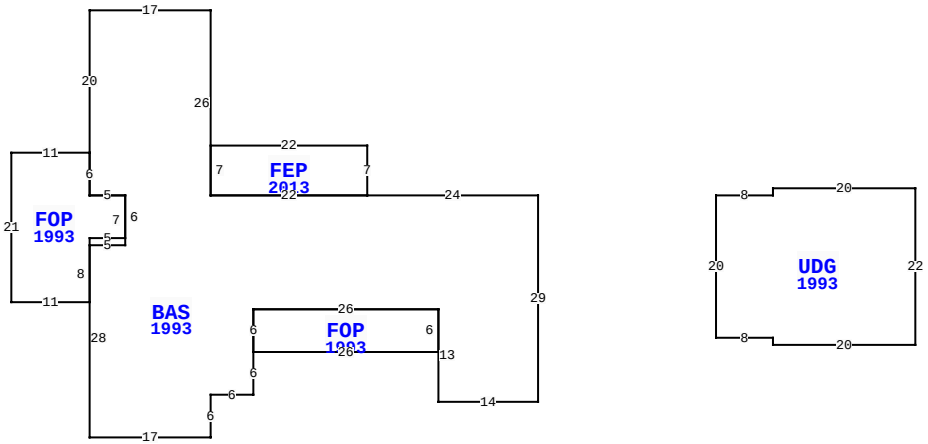
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100	1,980	45,144
FEP	154	80	123	2,804
FOP	156	30	47	1,072
FOP	266	30	80	1,824
UDG	600	55	330	7,524
TOTALS	3,156		2,560	58,368

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,560	120.0000	114.00	291,840	1951	1951	0	0	50	46.00	20.00

1 SINGLE FAM – 100% - 2019 Heated Area: 1980 HX Base Yr 2019



1430 BEECH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		58,368
TOTAL MARKET OB/XF VALUE		1,122
TOTAL LAND VALUE - MARKET		285,600
TOTAL MARKET VALUE		345,090
SOH/AGL Deduction		182,668
ASSESSED VALUE		162,422
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		112,422
TOTAL JUST VALUE		345,090
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,372

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2244/1056	12/19/2018	QC	U	I	11	100
GRANTOR: DOUGLASS JOHN WESLEY						
GRANTEE: DOUGLASS JOHN WESLE						
2189/1605	4/10/2018	WD	U	I	30	117,500
GRANTOR: DOUGLASS JOHN WESLEY						
GRANTEE: DOUGLASS JOHN WESLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 FEP=[YR=2013] N7 W22 S7 E22$ W22 N26 W17 S20 FOP=[YR=1993] W11 S21 E11 N8 E5 N7 W5 N6$ S6 E5 S6 W5 S28 E17 N6 E6 N6 FOP=[YR=1993] E26 N6 W26 S6$ N6 E26 S13 E14 N29$ PTR=E25 UDG=[YR=1993] E8 N1 E20 S22 W20 N1 W8 N20$ W25$.

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	0812	CONCRETE C	0	100	0	0	1,403.00	SF	4.00	4.00	100	1951	1951	3	20	1,122	

LAND DESCRIPTION

TOTAL OB/XF 1,122

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		R-1	102.00	172.00	102.00	FF		1.00	1.00	1.00	2,800.00	2,800.00	285,600							

REVIEW DATE 06/18/2020 BY DJA Total Acres: 0.00 Total Land Value: 285,600 Market: 0 Agricultural: 0 Common: 285,600 PRINTED 08/06/2024 BY SYS