BLOCK 270 LOT 13
CITY OF FDNA BEACH

CARTER JULIEN/PENARANDA ANTONIO D
217 BEECH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0270-0130

BUILDING CHARACTERISTICS

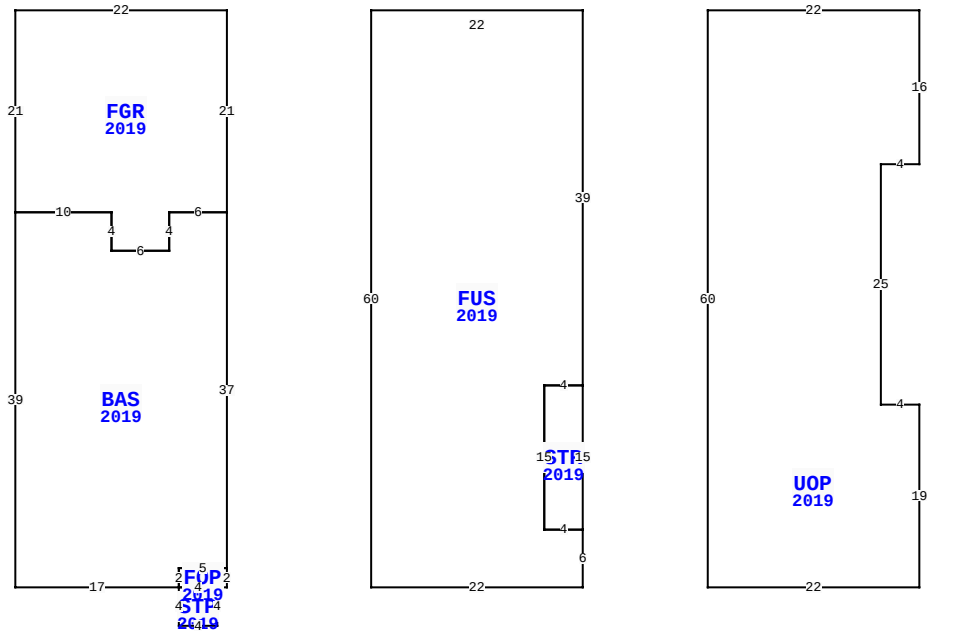
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.0400	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	824	100	824	235,238
FGR	486	55	267	76,224
FOP	10	30	3	856
FUS	1,260	100	1,260	359,708
STP	16	10	2	571
STR	60	10	6	1,713
UOP	1,220	20	244	69,658
TOTALS	3,876		2,606	743,967

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	22	2,606	306.4814	291.16	758,763	2019	2019	0	0	0	1.95	98.05

1 TOWNHOUSE – 100% - 2024 Heated Area: 2084 HX Base Yr 2024



217 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		743,967
TOTAL MARKET OB/XF VALUE		12,572
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		881,539
SOH/AGL Deduction		28,820
ASSESSED VALUE		852,719
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		802,719
TOTAL JUST VALUE		881,539
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		665,221

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181772	NEW CONSTR	298,881	05/24/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2368/0508	6/03/2020	SW	Q	I	01	556,000
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: CARTER JULIEN & ANT						
2264/1240	3/26/2019	WD	U	V	30	120,000
GRANTOR: HARBOR VIEW-ARTISAN L						
GRANTEE: ARTISAN HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2019] W22 S21 BAS=[YR=2019] S39 E17 STP=[YR=2019] S4 E4 N4 FOP=[YR=2019] E1 N2 W5 S2 E4$ W4$ N2 E5 N37 W6 S4 W6 N4 W10$ E10 S4 E6 N4 E6 N21$ PTR=E15 FUS=[YR=2019] E22 S39 STR=[YR=2019] S15 W4 N15 E4$ W4 S15 E4 S6 W22 N60$ W15$ PTR= E50 UOP=[YR=2019] E22 S16 W4 S25 E4 S19 W22 N60$ W50$.

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	0855	CONC PAVER	0	100	0	0	80.00	SF	10.00	10.00	100	2019	2019	3	98	784	
2	0855	CONC PAVER	0	100	0	0	162.00	SF	10.00	10.00	100	2019	2019	3	98	1,588	
3	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2024	2023		100	10,200	

LAND DESCRIPTION

TOTAL OB/XF 12,572

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	000310	C	TOWNHOUSE2	100	0006	MU-1	0.00	0.00	2,500.00	SF		1.00	1.00	1.00	50.00	50.00	125,000							

REVIEW DATE 01/30/2024 BY TWA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/06/2024 BY SYS