BLOCK 270 LOT 16
CITY OF FDNA BEACH

NORMAN RON JR/METZ MORGAN
235 BEECH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0270-0160

BUILDING CHARACTERISTICS

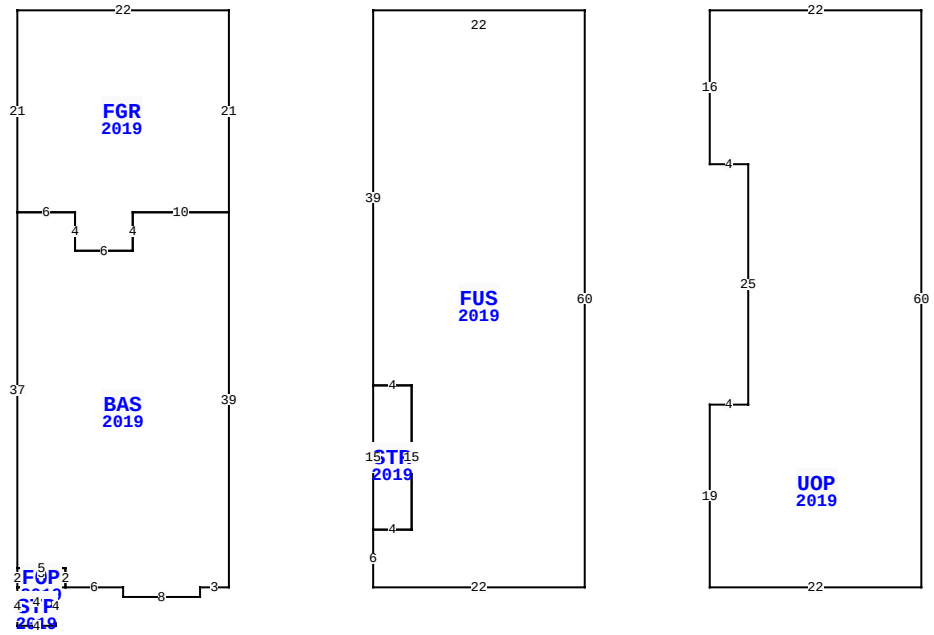
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	832	100	832	249,595
FGR	486	55	267	80,098
FOP	10	30	3	900
FUS	1,260	100	1,260	377,993
STP	16	10	2	600
STR	60	10	6	1,800
UOP	1,220	20	244	73,198
TOTALS	3,884		2,614	784,183

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	22	2,614	322.0628	305.96	799,779	2019	2019	0	0	0	1.95	98.05

1 TOWNHOUSE - 0% - 2023 Heated Area: 2092 HX Base Yr



235 BEECH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	784,183
TOTAL MARKET OB/XF VALUE	12,572
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	921,755
SOH/AGL Deduction	149,411
ASSESSED VALUE	772,344
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	772,344
TOTAL JUST VALUE	921,755
NCON VALUE	10,200
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	692,858

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181926	NEW CONSTR	299,947	06/08/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2555/1591	4/14/2022	SW	Q	I	01	800,000
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: NORMAN RON JR & MOR						
2206/0714	6/21/2018	WD	U	V	30	37,500
GRANTOR: HARBOR VIEW-ARTISAN L						
GRANTEE: ARTISAN HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2019] W22 S21 BAS=[YR=2019] S37 FOP=[YR=2019] S2 STP=[YR=2019] S4 E4 N4 W4 $ E5 N2 W5$ E5 S2 E6 S1 E8 N1 E3 N39 W10 S4 W6 N4 W6$ E6 S4 E6 N4 E10 N21$ PTR=E15 FUS=[YR=2019] E22 S60 W22 N6 STR=[YR=2019] N15 E4 S15 W4$ E4 N15 W4 N39$ W15$ PTR=E50 UOP=[YR=2019] E22 S60 W22 N19 E4 N25 W4 N16$ 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	0	0	0	80.00	SF	10.00	10.00	100	2019	2019	3	98	784	
2	0855	CONC PAVER	0	0	0	0	162.00	SF	10.00	10.00	100	2019	2019	3	98	1,588	
3	0409	ELEVATOR R	0	0	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	0	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