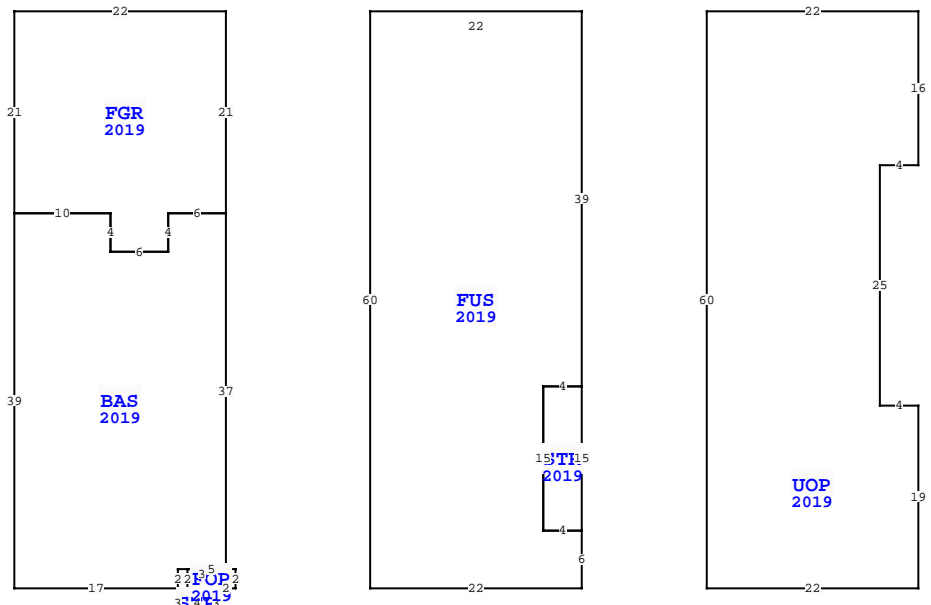




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	70
Exterior Wall	20	FACE BRICK	30
Roof Structure	01	FLAT	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	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
BAS	824	100	824
FGR	486	55	267
FOP	10	30	3
FUS	1,260	100	1,260
STP	12	10	1
STR	60	10	6
UOP	1,220	20	244
TOTALS	3,872		2,605
			781,484

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	22	2,605	322.0628	305.96	797,026	2019	2019	0	0	1.95	98.05
1 TOWNHOUSE - 0% - 0										Heated Area: 2084	HX Base Yr



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			781,484
TOTAL MARKET OB/XF VALUE			12,611
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			919,095
SOH/AGL Deduction			285,297
ASSESSED VALUE			633,798
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			633,798
TOTAL JUST VALUE			919,095
NCON VALUE			10,200
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			691,037

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181765	NEW CONSTR	299,947	05/24/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2320/1096	11/15/2019	SW	U	I	30	539,800
GRANTOR: ADE 850 LLC						
GRANTEE: DAV FLORIDA SERVICE						
2304/0425	9/06/2019	SW	Q	I	02	531,100
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: ADE 850 LLC						

EXTRA FEATURES																
L N	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	84.00	SF	10.00	10.00	100	2019	2019	3	98	823	
2	0855	CONC PAVER	0	0	0	162.00	SF	10.00	10.00	100	2019	2019	3	98	1,588	
3	0409	ELEVATOR R	0	0	0	1.00	UT	10,200.00	10,200.00	100	2024	2023		100	10,200	

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

BUILDING NOTES	
241 BEECH ST, FERNANDINA BEACH	

LAND DESCRIPTION		TOTAL OB/XF															12,611							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							