LOT 9
CASHEN LOT 20 PB 3/38

ELIZABETH BEACH LLC
624 ELIZABETH ROAD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0700-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

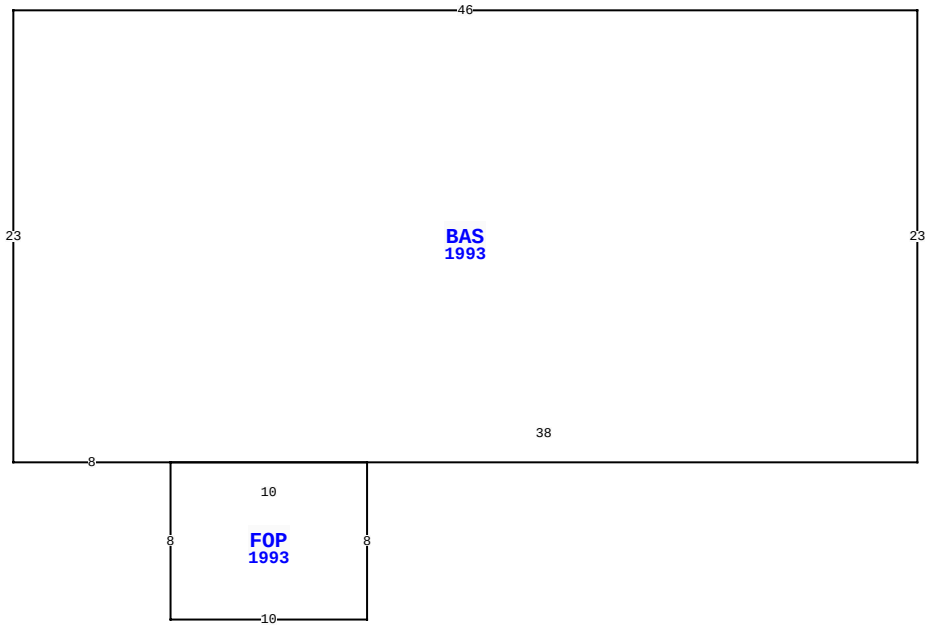
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2018.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,058	100	1993	1,058	139,831
FOP	80	30	1993	24	3,172
TOTALS	1,138			1,082	143,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,082	121.6562	160.59	173,758	1959	1987	0	0	0	17.70	82.30

1 SNGL FAM – 0% - 2024 Heated Area: 1058 HX Base Yr



604 ELIZABETH RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	143,003
TOTAL MARKET OB/XF VALUE	480
TOTAL LAND VALUE - MARKET	124,800
TOTAL MARKET VALUE	268,283
SOH/AGL Deduction	0
ASSESSED VALUE	268,283
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	268,283
TOTAL JUST VALUE	268,283
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	261,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633569	REPAIR/RRF	23,722	12/01/2016
6031	REPAIR/RRF	2,200	10/14/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2685/582	12/15/2023	QC	U	I	11	100
GRANTOR: PIERSANTI JACQUELINE						
GRANTEE: ELIZABETH BEACH LLC						
2626/1296	2/21/2023	QC	U	I	11	100
GRANTOR: PARISI ALYSSA						
GRANTEE: PIERSANTI EDWARD &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W46 S23 E8 FOP=[YR=1993] S8 E10 N8 W10 $ E38 N23 $.

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	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	1990	1990	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 480

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	RES	0		RSF-2	80.00	200.00	80.00	FF		1.00	1.00	1.20	1,300.00	1,560.00	124,800							

REVIEW DATE 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 124,800 Market: 0 Agricultural: 0 Common: 124,800 PRINTED 07/30/2025 BY SYS