BLOCK E LOT S1/2 OF LOTS 1 & 2
IN OR 2340/81
ALTA VISTA # 1 PB 2/9

DAV FLORIDA SERVICES LLC
P O BOX 767522
ROSWELL, GA 30076

2025

00-00-31-100A-000E-0012

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

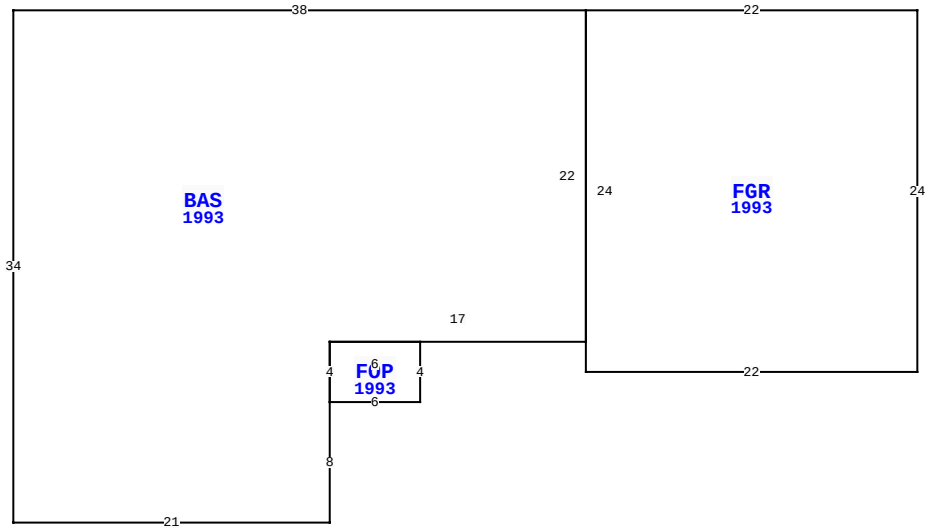
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,088	100	1993	1,088	114,845
FGR	528	55	1993	290	30,611
FOP	24	30	1993	7	739
TOTALS	1,640			1,385	146,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,385	130.9308	130.93	181,338	1981	1995	0	0	0	19.38	80.62

1 SINGLE FAM – 0% - 0 Heated Area: 1088 HX Base Yr



2017 BEECH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	146,195
TOTAL MARKET OB/XF VALUE	3,848
TOTAL LAND VALUE - MARKET	170,240
TOTAL MARKET VALUE	320,283
SOH/AGL Deduction	21,163
ASSESSED VALUE	299,120
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	299,120
TOTAL JUST VALUE	320,283
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	314,313

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200131	REMODEL	30,000	03/17/2020
20060743	REPAIR/RRF	3,500	04/13/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2340/0081	2/18/2020	WD	Q	I	01	257,500
GRANTOR: HAIR STEVEN G & WANDA						
GRANTEE: DAV FLORIDA SERVICE						
1392/1882	3/02/2006	WD	Q	I		215,000
GRANTOR: PACE MARTHA ETAL BENE						
GRANTEE: HAIR STEVEN G & WAN						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] N24 W22 BAS=[YR=1993] W38 S34 E21 N8
FOP=[YR=1993] E6 N4 W6 S4 $N4 E17 N22$S24 E22$.

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	0810	CONCRETE A	0	0	48	3	144.00	SF	6.50	6.50	100	1981	1981	3	32.5	304	
2	0810	CONCRETE A	0	0	52	16	832.00	SF	6.50	6.50	100	1981	1981	3	32.5	1,758	
3	0810	CONCRETE A	0	0	10	14	140.00	SF	6.50	6.50	100	2006	2006	3	86	783	
4	0755	FSP	0	0	10	14	140.00	SF	20.00	20.00	100	2006	2006	3	24	672	
5	0825	BRICK	0	0	6	6	36.00	SF	12.50	12.50	100	1981	1981	3	73.5	331	

LAND DESCRIPTION

TOTAL OB/XF 3,848

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	0006	R-1	76.00	90.00	76.00	FF		1.00	1.00	0.80	2,800.00	2,240.00	170,240							

REVIEW DATE 04/28/2021 BY RK Total Acres: 0.00 Total Land Value: 170,240 Market: 0 Agricultural: 0 Common: 170,240 PRINTED 07/30/2025 BY SYS