BLOCK E LOTS 5 & 6
IN OR 2117/1378
ALTA VISTA 1 PB 2/9

HOLBROOK LISA MICHELE &/GIBBS MICHAEL
2009 BEECH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-100A-000E-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 60
Exterior Wall	10	ABOVE AVG 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

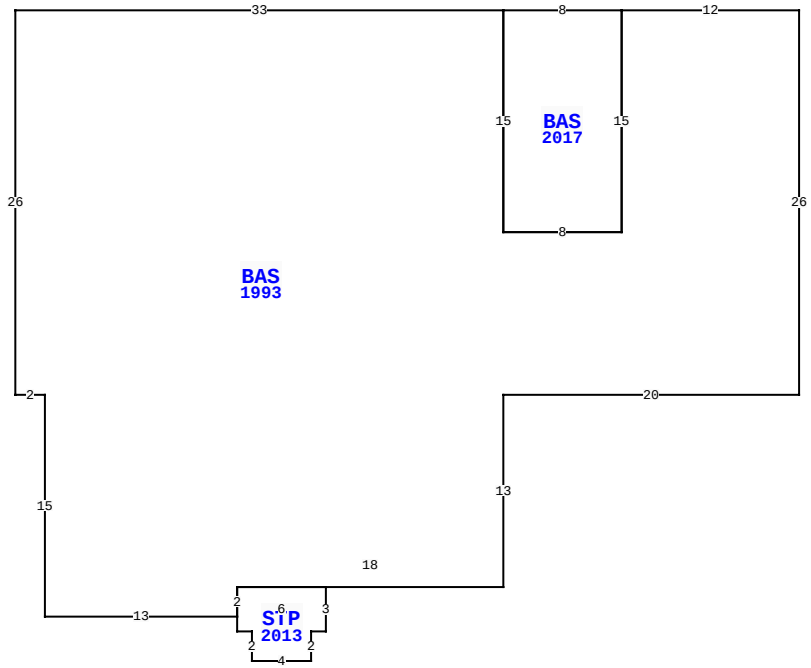
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,687	100	1993	1,687	116,508
BAS	120	100	2017	120	8,287
STP	26	10	2013	3	207
TOTALS	1,833			1,810	125,002

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,810	91.9600	91.96	166,448	1950	1980	0	0	0	24.90	75.10

1 SINGLE FAM – 100% - 2018 Heated Area: 1807 HX Base Yr 2018



2009 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		125,002
TOTAL MARKET OB/XF VALUE		1,689
TOTAL LAND VALUE - MARKET		280,000
TOTAL MARKET VALUE		406,691
SOH/AGL Deduction		189,639
ASSESSED VALUE		217,052
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		166,330
TOTAL JUST VALUE		406,691
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		401,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122366	14 WINDOWS/TILE K	5,000	11/20/2012
20034172	200 AMP UPGRADE	1,000	11/19/2003
20010341	FENCE & RET.WALL	1,000	02/27/2001
19969830	REMODEL	3,000	05/21/1996
7620	REPAIR/RRF	2,000	04/02/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2117/1378	3/31/2017	QC	U	I	11	100
GRANTOR: GIBBS MICHAEL						
GRANTEE: GIBBS MICHAEL & LIS						
1951/1168	9/09/2014	WD	Q	I	01	101,000
GRANTOR: 20 MK LLC						
GRANTEE: GIBBS MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 BAS=[YR=2017] W8 S15 E8 N15$ S15 W8 N15 W33 S26E2 S15 E13 STP=[YR=2013] S1 E1 S2 E4 N2 E1 N3 W6 S2$ N2 E18 N13 E20 N26$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1950	1950	3	20	700	
2	1242	WD DECK A	0	100	20	16	320.00	SF	10.00	10.00	100	1996	1996	3	20	640	
3	0810	CONCRETE A	0	100	0	0	152.00	SF	6.50	6.50	100	1960	1960	3	20	198	
4	0810	CONCRETE A	0	100	29	4	116.00	SF	6.50	6.50	100	1960	1960	3	20	151	

LAND DESCRIPTION

TOTAL OB/XF 1,689

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	100	0006	R-1	100.00	152.00	100.00	FF		1.00	1.00	1.00	2,800.00	2,800.00	280,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 280,000 Market: 0 Agricultural: 0 Common: 280,000 PRINTED 07/30/2025 BY SYS