E 80 FT OF W 202 FT OF
N 125 FT OF LOT 46
CITRONA UNR

HARDEN ARDATH E
2010 BEECH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1180-0046-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

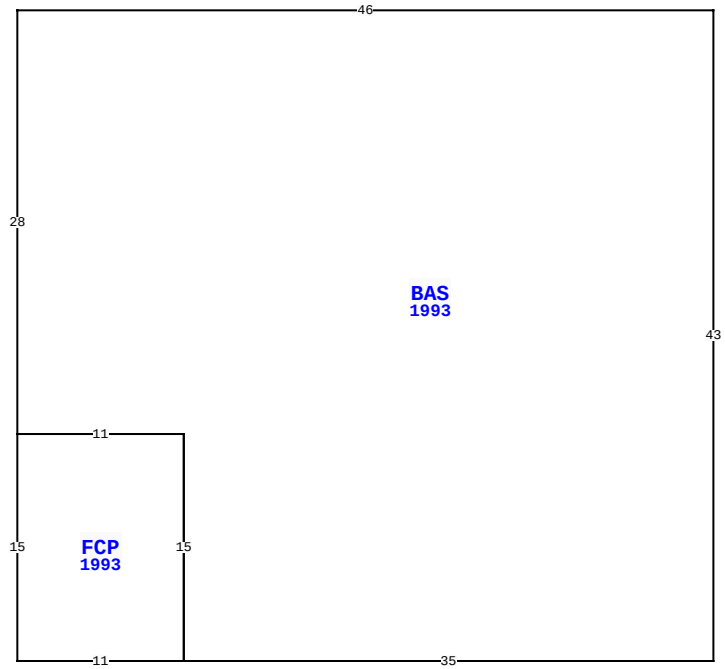
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,813	100	1993	1,813	141,270
FCP	165	25	1993	41	3,195
TOTALS	1,978			1,854	144,465

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,854	108.9760	108.98	202,049	1962	1975	0	0	0	28.50	71.50

1 SINGLE FAM – 100% - 2000 Heated Area: 1813 HX Base Yr 2000



2010 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		144,465
TOTAL MARKET OB/XF VALUE		458
TOTAL LAND VALUE - MARKET		224,000
TOTAL MARKET VALUE		368,923
SOH/AGL Deduction		274,211
ASSESSED VALUE		94,712
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		38,990
TOTAL JUST VALUE		368,923
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		362,466

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033249	REPAIR/RRF	3,000	06/13/2003
5498	XFOB	500	07/28/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W46 S28 FCP=[YR=1993] S15 E11 N15 W11$ E11 S15 E35 N43$.

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	100	0	0	352.00	SF	6.50	6.50	100	1962	1962	3	20	458	

LAND DESCRIPTION

TOTAL OB/XF 458

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		R-1	80.00	125.00	80.00	FF		1.00	1.00	1.00	2,800.00	2,800.00	224,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 224,000 Market: 0 Agricultural: 0 Common: 224,000 PRINTED 07/30/2025 BY SYS