

W42 FT OF N125 OF LOT 46 &
E33 FT OF N125 OF LOT 72
IN OR 1903/871

TOMASZEWSKI NEAL RICHARD
2000 BEECH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1180-0046-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	10	ABOVE AVG 40
Roof Structure	01	FLAT 100
Roof Cover	04	BUILT-UP 80
Roof Cover	12	MODULAR MT 20
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 80
Interior Floor	09	PINE WOOD 20
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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM	MKT AREA		01
NEIGHBORHOOD/LOC	1008.00		

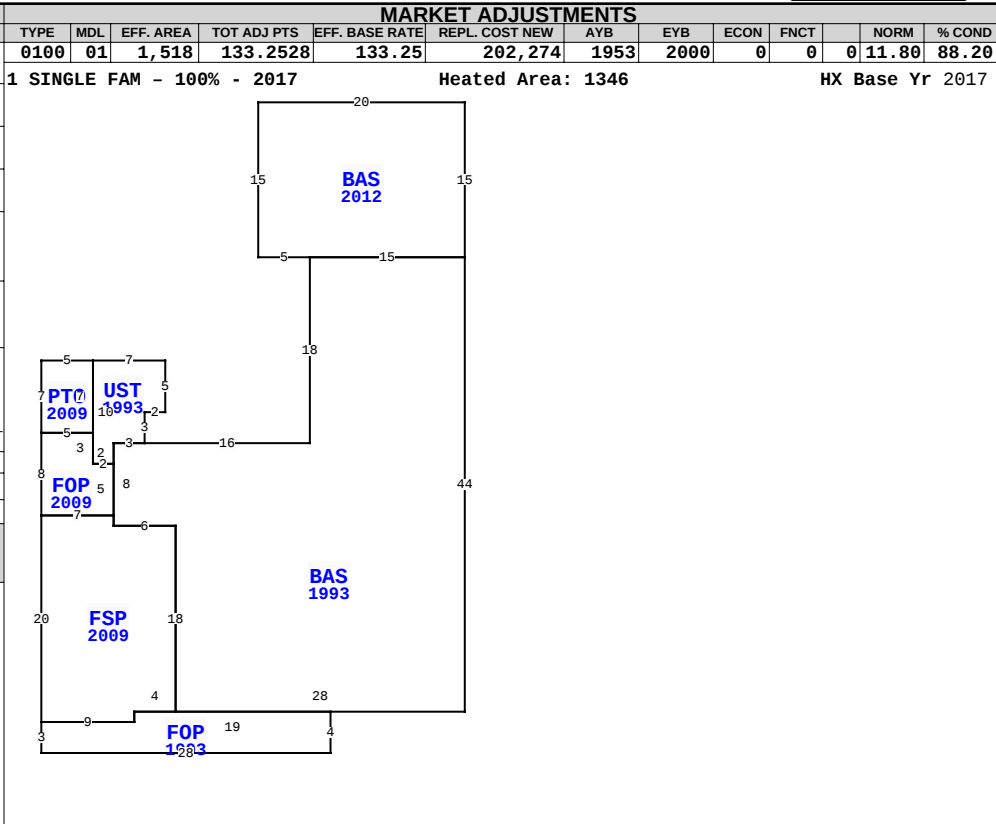
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,046	100	1993	1,046	122,933
BAS	300	100	2012	300	35,258
FOP	103	30	1993	31	3,644
FOP	50	30	2009	15	1,763
FSP	250	40	2009	100	11,753
PTO	35	5	2009	2	235
UST	54	45	1993	24	2,821

TOTALS	1,838			1,518	178,406
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	60	9	540.00	SF	6.50
2	0855	CONC PAVER	0	100	0	0	305.00	SF	10.00
3	0810	CONCRETE A	0	100	6	8	48.00	SF	6.50
4	0510	GARAGE WD-	0	100	20	16	320.00	SF	87.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-1	75.00	125.00	75.00

REVIEW DATE	05/12/2019	BY	KBA
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2000 BEECH ST, FERNANDINA BEACH	BLD DATE	LGL DATE	03/25/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0810	CONCRETE A	0	100	60	9	540.00	SF	6.50	6.50	100	1953	1953	3	20	702	
2	0855	CONC PAVER	0	100	0	0	305.00	SF	10.00	10.00	100	2012	2012	3	92	2,806	
3	0810	CONCRETE A	0	100	6	8	48.00	SF	6.50	6.50	100	2009	2009	3	89	278	
4	0510	GARAGE WD-	0	100	20	16	320.00	SF	87.50	87.50	100	2009	2009	3	52	14,560	

TOTAL OB/XF										18,346							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES
1	000100	C	RES	100	0006	R-1	75.00	125.00	75.00	FF		1.00	1.00	1.00	2,800.00	2,800.00	210,000

Total Acres: 0.00	Total Land Value: 210,000	Market: 0	Agricultural: 0	Common: 210,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				178,406	
TOTAL MARKET OB/XF VALUE				18,346	
TOTAL LAND VALUE - MARKET				210,000	
TOTAL MARKET VALUE				406,752	
SOH/AGL Deduction				179,768	
ASSESSED VALUE				226,984	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				176,262	
TOTAL JUST VALUE				406,752	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				399,949	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120062	REPLACE DOOR	1,204	01/13/2012
20111836	H/AC	3,000	10/11/2011
20111811	ELEC. FOR ADDITIO	600	10/10/2011
20111756	NEW BATH	2,500	10/03/2011
20111628	ADDITION	32,200	09/16/2011
20111629	REMOVE TREE FOR A	50	09/16/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1903/0871	2/14/2014	TD	Q	I	02
GRANTOR: COWART JAMES STEVEN &					
GRANTEE: TOMASZEWSKI NEAL RI					
1725/1449	2/16/2011	QC	U	I	11
GRANTOR: COWART JAMES S & GWEN					
GRANTEE: COWART JAMES STEVEN					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2012] W20S15E5 BAS=[YR=1993] S18 W16 UST=[YR=1993] N3 E2N5 W7 PTO=[YR=2009] W5S7 FOP=[YR=2009] S8 FSP=[YR=2009] S20 FOP=[YR=1993] S3E28N4W19 S1W9\$ E9N1E4N18W6N1W7\$E7N5W2N3 W5\$ E5N7\$S10E2N2E3\$ W3S8E6S18 E28N44 W15\$ E15N15\$. .									