E 75 FT OF W 300 FT OF
N 125 FT OF LOT 72
IN OR 488 PG 721

WALL FRANCES E
1920 BEECH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1180-0072-0010

BUILDING CHARACTERISTICS

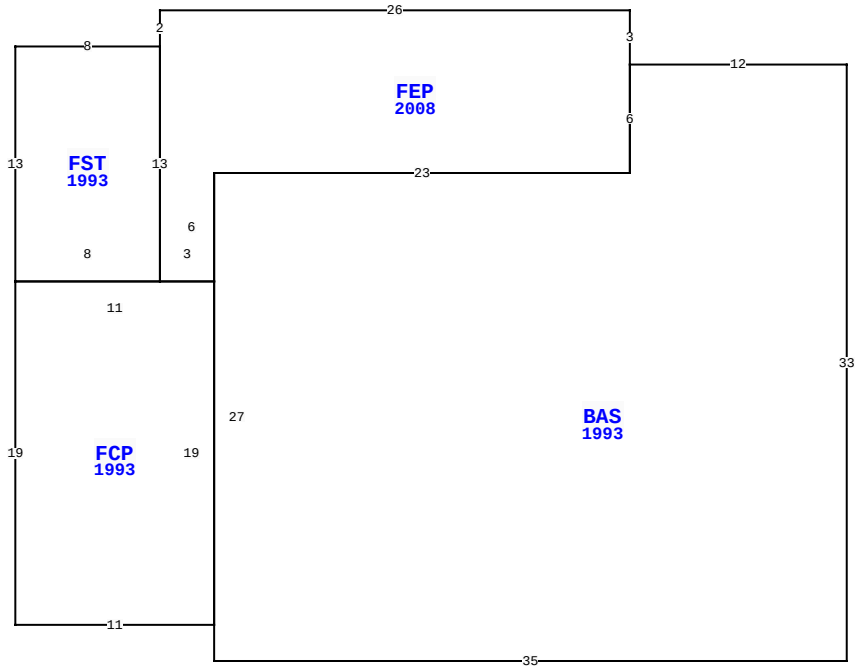
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
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	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	1,017	100	1993	1,017	76,700
FCP	209	25	1993	52	3,921
FEP	252	80	2008	202	15,234
FST	104	55	1993	57	4,299
TOTALS	1,582			1,328	100,155

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,328	107.7440	107.74	143,079	1962	1980	0	0	0	30.00	70.00

1 SINGLE FAM – 100% - 1988 Heated Area: 1017 HX Base Yr 1988



1920 BEECH ST, FERNANDINA BEACH

BLD DATE	07/23/2014 KK	LGL DATE	
XF DATE		LAND DATE	03/25/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		100,155
TOTAL MARKET OB/XF VALUE		720
TOTAL LAND VALUE - MARKET		210,000
TOTAL MARKET VALUE		310,875
SOH/AGL Deduction		238,091
ASSESSED VALUE		72,784
TOTAL EXEMPTION VALUE	HX HB WX	52,784
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		310,875
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,553

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060833	DEMOLITION	0	04/24/2006
20053083	REPAIR/RRF	2,000	11/28/2005
4489	N/A	800	09/22/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0488/0721	5/01/1986	WD	Q	I		37,700
GRANTOR:						
GRANTEE:						
0487/0958	4/01/1986	WD	Q	I		31,700
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 FEP=[YR=2008] N3 W26 S2 FST=[YR=1993] W8 S13 FCP=[YR=1993] S19 E11 N19 W11$ E8 N13$ S13 E3 N6 E23 N6$ S6 W23 S27 E35 N33$.

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	100	12	10	120.00	SF	30.00	30.00	100	1987	1987	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 720

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	75.00	125.00	75.00	FF		1.00	1.00	1.00	2,800.00	2,800.00	210,000							

REVIEW DATE 06/18/2019 BY DJA Total Acres: 0.00 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 07/30/2025 BY SYS