LOT 1 IN OR 1799/1275
ELIZABETH S CARROLL S/D
DBK 205/362 {F/K/A PT OF LOT

MARTIN DOROTHY A/TAYLOR JOSEPH J
1915 BEECH ST
FERNANDINA BEACH, FL 32034-2721

2025

00-00-31-1200-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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

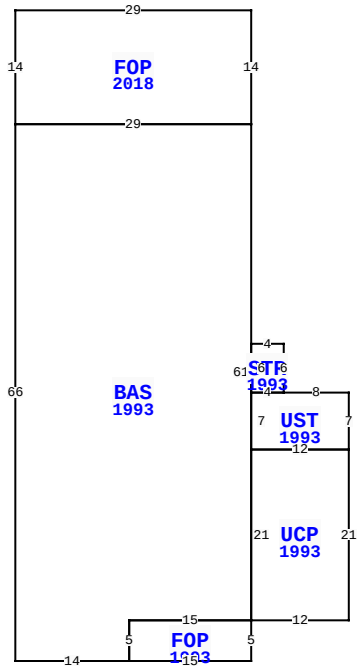
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,839	100	1993	1,839	157,026
FOP	75	30	1993	22	1,878
FOP	406	30	2018	122	10,417
STR	24	10	1993	2	170
UCP	252	20	1993	50	4,270
UST	84	45	1993	38	3,245
TOTALS	2,680			2,073	177,006

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,073	102.6893	102.69	212,876	1956	1985	0	0	0	16.85	83.15

1 SINGLE FAM – 100% - 2013 Heated Area: 1839 HX Base Yr 2013



1915 BEECH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		220,055
TOTAL MARKET OB/XF VALUE		39,291
TOTAL LAND VALUE - MARKET		210,000
TOTAL MARKET VALUE		469,346
SOH/AGL Deduction		249,333
ASSESSED VALUE		220,013
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		169,291
TOTAL JUST VALUE		469,346
NCON VALUE		74,971
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,323

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0233	ACCESSORY DWELLIN		10/24/2024
20230372			06/26/2024
20230372	12X30 FB POOL		08/16/2023
20230233	510-HTD UNIT	85,358	07/07/2023
20172720	FOP 406SF	9,155	08/31/2017
20062177	REPAIR/RRF	3,500	09/19/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1799/1275	6/19/2012	WD	Q	I	02	147,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: MARTIN DOROTHY A &						
1786/0924	3/14/2012	QC	U	I	11	100
GRANTOR: CITIMORTGAGE INC						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W29 S14 BAS=[YR=1993] S66E14 FOP=[YR=1993] E15 N5W15S5$ N5E15 UCP=[YR=1993] E12N21 UST=[YR=1993] N7W8 STR=[YR=1993] N6W4S6E4$W4 S7E12$ W12 S21$ N61 W29$ E29 N14$.

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	14	4	56.00	SF	7.80	7.80	100	2018	2018	3	97	424	
2	0510	GARAGE WD-	0	100	25	20	500.00	SF	42.00	42.00	100	1993	1993	3	20	4,200	
3	1242	WD DECK A	0	100	12	35	420.00	SF	10.00	10.00	100	2007	2007	3	27	1,134	
4	0810	CONCRETE A	0	100	7	59	413.00	SF	13.00	13.00	100	1980	1980	3	30	1,611	
5	0866	POOL FIBER	0	100	0	0	360.00	SF	72.00	72.00	100	2025	2024		100	25,920	
6	0845	KOOL DECK	0	100	0	0	552.00	SF	7.25	7.25	100	2025	2024		100	4,002	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 39,291

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	188.00	75.00	FF		1.00	1.00	1.00	2,800.00	2,800.00	210,000							

REVIEW DATE 03/27/2024 BY DJ Total Acres: 0.00 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 07/30/2025 BY SYS

LOT 1 IN OR 1799/1275
ELIZABETH S CARROLL S/D
DBK 205/362 {F/K/A PT OF LOT

MARTIN DOROTHY A/TAYLOR JOSEPH J
1915 BEECH ST
FERNANDINA BEACH, FL 32034-2721

2025

00-00-31-1200-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	14	CARPET 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

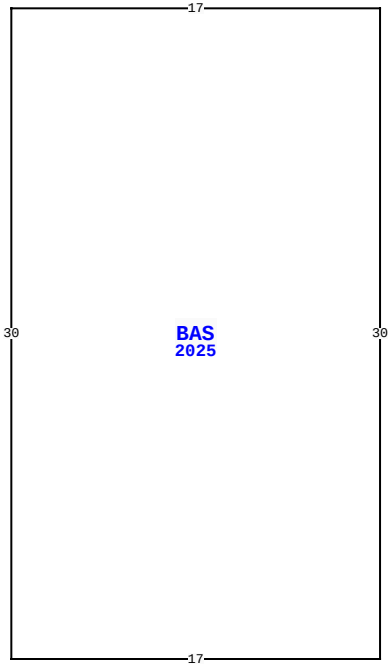
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	510	100	2025	510	43,049
TOTALS	510			510	43,049

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	11	510	159.2580	84.41	43,049	2024	2024	0	0	0	0.00	100.00

2 ACCESORY U – 100% - 2025 Heated Area: 510 HX Base Yr 2013



1915 BEECH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
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BASE TAXABLE VALUE		169,291
TOTAL JUST VALUE		469,346
NCON VALUE		74,971
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,323

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061323	DEMOLITION	0	06/12/2006
7441	GARAGE	7,000	11/30/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1799/1275	6/19/2012	WD	Q	I	02	147,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: MARTIN DOROTHY A &						
1786/0924	3/14/2012	QC	U	I	11	100
GRANTOR: CITIMORTGAGE INC						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-20,0] W17 S30 E17 N30 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/27/2024 BY DJ Total Acres: 0.00 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 07/30/2025 BY SYS