LOT 2 IN OR 2517/474
ELIZABETH S CARROLL S/D
DBK 205/362 {F/K/A PT OF LOT

LEE DENNIS & CARRIE
1911 BEECH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1200-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	05	Quality Level 05

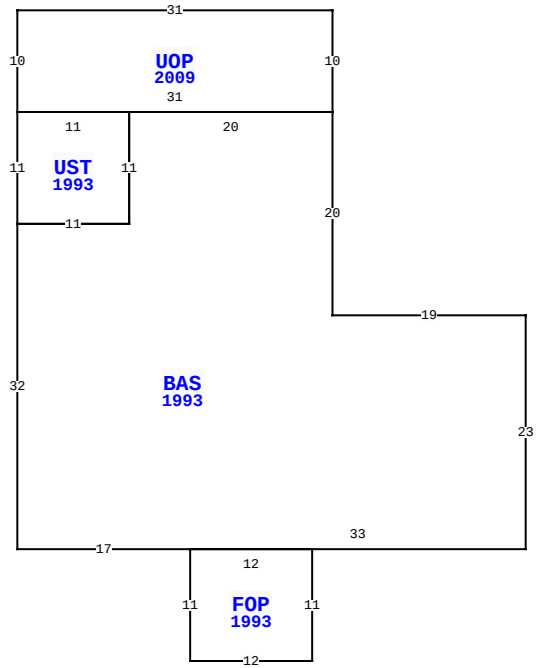
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,649	100	1993	1,649	215,839
FOP	132	30	1993	40	5,235
UOP	310	20	2009	62	8,115
UST	121	45	1993	54	7,068
TOTALS	2,212			1,805	236,258

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,805	117.7000	155.36	280,425	1955	1990	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 2022 Heated Area: 1649 HX Base Yr 2022



1911 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 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		236,258
TOTAL MARKET OB/XF VALUE		24,288
TOTAL LAND VALUE - MARKET		210,000
TOTAL MARKET VALUE		470,546
SOH/AGL Deduction		83,572
ASSESSED VALUE		386,974
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		336,252
TOTAL JUST VALUE		470,546
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		459,533

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162662	20X30	22,316	09/28/2016
20060442	DEMOLITION	0	03/03/2006
20060422	REMODEL	400	03/01/2006
20060383	OTHER	300	02/22/2006
20060384	REMODEL	500	02/22/2006
20053171	XFOB	5,000	12/14/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2517/0474	11/22/2021	WD	Q	I	02	435,000
GRANTOR: JONES REGINALD A & SH						
GRANTEE: LEE DENNIS & CARRIE						
0435/0455	10/12/1984	WD	Q	I		30,000
GRANTOR: THRIFT JOSEPH ROSCOE						
GRANTEE: JONES REGINALD A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 N20 UOP=[YR=2009] N10 W31 S10 UST=[YR=1993] S11 E11 N11 W11$ E31$ W20 S11 W11 S32 E17 FOP=[YR=1993] S11 E12 N11 W12$ E33 N23$.

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	630.00	SF	6.50	6.50	100	1970	1970	3	20	819	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	51.5	1,803	
3	0810	CONCRETE A	0	100	30	19	570.00	SF	6.50	6.50	100	2005	2005	3	84	3,112	
4	0510	GARAGE WD-	0	100	20	30	600.00	SF	35.00	35.00	100	2016	2016	3	78	16,380	
5	0811	CONCRETE B	0	100	0	0	440.00	SF	5.20	5.20	100	2016	2016	3	95	2,174	

LAND DESCRIPTION

TOTAL OB/XF 24,288

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	178.00	75.00	FF		1.00	1.00	1.00	2,800.00	2,800.00	210,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 07/30/2025 BY SYS