LOT 3 IN OR 2133/1844
ELIZABETH S CARROLL S/D
DBK 205/362 & PT OF LOT 74 OF

CACCIAPOUTI SUSAN
1909 BEECH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1200-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

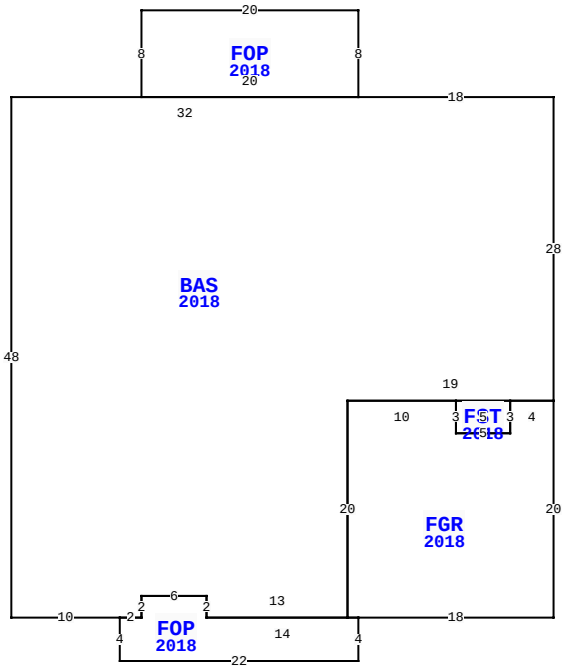
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,008	100	2018	2,008	319,826
FGR	365	55	2018	201	32,014
FOP	100	30	2018	30	4,778
FOP	160	30	2018	48	7,645
FST	15	55	2018	8	1,274
TOTALS	2,648			2,295	365,538

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,295	123.7544	163.36	374,911	2018	2018	0	0	0	2.50	97.50

2 SNGL FAM – 100% - 2019 Heated Area: 2008 HX Base Yr 2019



1909 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		365,538
TOTAL MARKET OB/XF VALUE		42,430
TOTAL LAND VALUE - MARKET		210,000
TOTAL MARKET VALUE		617,968
SOH/AGL Deduction		268,145
ASSESSED VALUE		349,823
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		299,101
TOTAL JUST VALUE		617,968
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		601,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222031	SWIM POOL	0	03/01/2022
20181658	CO ISSUED	0	12/13/2018
20181658	NEW CONSTR	263,768	05/17/2018
20172326	DEMOLITION	3,500	07/31/2017
6495B	REPAIR/RRF	3,500	04/19/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2133/1844	7/13/2017	WD	U	I	17	64,000
GRANTOR: TAKE STOCK IN CHILDRE						
GRANTEE: CACCIAPOUTI SUSAN						
2126/1246	6/12/2017	FJ	U	I	11	0
GRANTOR: FISHBAUGH CAROLE S ES						
GRANTEE: TAKE STOCK IN CHILD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W18 FOP=[YR=2018] N8 W20 S8 E20$ W32 S48 E10
FOP=[YR=2018] S4 E22 N4 FGR=[YR=2018] E18 N20 W4
FST=[YR=2018] W5 S3 E5 N3$ S3 W5 N3 W10 S20 E1$ W14 N2 W6 S2
W2$ E2 N2 E6 S2 E13 N20 E19 N28$.

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	0811	CONCRETE B	0	100	0	0	820.00	SF	5.20	5.20	100	2018	2018	3	97	4,136	
2	0810	CONCRETE A	0	100	0	0	63.00	SF	6.50	6.50	100	2018	2018	3	97	397	
3	0866	POOL FIBER	0	100	0	0	377.00	SF	72.00	72.00	100	2024	2023		97	26,330	
4	0855	CONC PAVER	0	100	0	0	537.00	SF	10.00	10.00	100	2024	2023		100	5,370	
5	1241	WD DECK G	0	100	0	0	456.00	UT	11.50	11.50	100	2024	2023		98	5,139	
6	1076	TRELLIS A	0	100	0	0	144.00	SF	7.50	7.50	100	2024	2023		98	1,058	

LAND DESCRIPTION

TOTAL OB/XF 42,430

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	75.00	170.00	75.00	FF		1.00	1.00	1.00	2,800.00	2,800.00	210,000							

REVIEW DATE 01/29/2024 BY DJ Total Acres: 0.00 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 07/30/2025 BY SYS