LOT 1
COOPER TERRACE PB 3/15

THIBODEAUX DOREEN/PONCIN ALVIN
1502 BEECH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1220-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

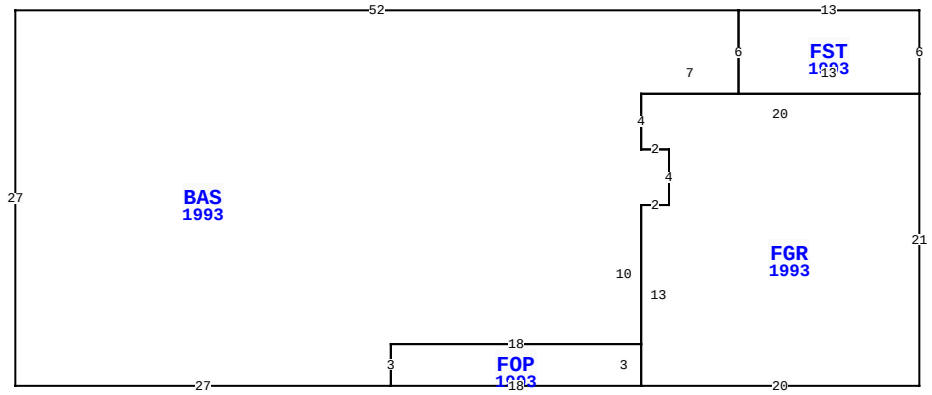
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	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	1,211	100	1993	1,211	111,750
FGR	412	55	1993	227	20,948
FOP	54	30	1993	16	1,477
FST	78	55	1993	43	3,968
TOTALS	1,755			1,497	138,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,497	111.1800	111.18	166,436	1979	1985	0	0	0	17.00	83.00

1 SINGLE FAM – 50% - 2025 Heated Area: 1211 HX Base Yr 2025



1502 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		138,142
TOTAL MARKET OB/XF VALUE		4,424
TOTAL LAND VALUE - MARKET		254,380
TOTAL MARKET VALUE		396,946
SOH/AGL Deduction		0
ASSESSED VALUE		396,946
TOTAL EXEMPTION VALUE	HA HAB	50,722
BASE TAXABLE VALUE		346,224
TOTAL JUST VALUE		396,946
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112233	REPAIR/RRF	1,355	12/16/2011
20112188	REPAIR/RRF	2,200	12/09/2011
20021579	REMODEL	1,000	09/11/2002
10519-B	REMODEL	6,000	06/03/1997
10490-B	REPAIR/RRF	2,359	05/15/1997
4654	XFOB	1,200	01/25/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2706/843	4/16/2024	QC	U	I	11	100
GRANTOR: PONCIN ALVIN						
GRANTEE: PONCIN ALVIN						
2695/387	2/16/2024	QC	U	I	11	100
GRANTOR: PONCIN ALVIN CLARK						
GRANTEE: THIBODEAUX DOREEN						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W13 BAS=[YR=1993] W52 S27 E27 FOP=[YR=1993] E18 FGR=[YR=1993] E20 N21 W20 S4 E2 S4 W2 S13 $ N3 W18 S3 $ N3 E18 N10 E2 N4 W2 N4 E7 N6 $ S6 E13 N6 $.

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	50	16	50	800.00	SF	6.50	6.50	100	1979	1979	3	29	1,508	
2	0810	CONCRETE A	0	50	3	85	255.00	SF	6.50	6.50	100	1979	1979	3	29	481	
3	0500	FP-PRE FAB	0	50	0	0	1.00	UT	3,500.00	3,500.00	100	1979	1979	3	42	1,470	
4	0940	SHEDS/PORT	0	50	12	10	120.00	SF	30.00	30.00	100	1988	1988	3	20	720	
5	0810	CONCRETE A	0	50	10	13	130.00	SF	6.50	6.50	100	1979	1979	3	29	245	

LAND DESCRIPTION

TOTAL OB/XF 4,424

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	50	0006	R-1	79.00	150.00	79.00	FF	1	1.15	1.00	1.15	2,800.00	3,220.00	254,380							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 254,380 Market: 0 Agricultural: 0 Common: 254,380 PRINTED 07/30/2025 BY SYS