

BEACHSIDE 727 LLC
1441 N FLETCHER AVE #U&D
FERNANDINA BEACH, FL 32034

00-00-31-134B-0191-0000

NASSAU COUNTY PROPERTY						PAGE 1 of 1		2							
VALUATION SUMMARY															
VALUATION BY					STANDARD										
Tax Group: 2					Tax Dist:										
BUILDING MARKET VALUE					235,399										
TOTAL MARKET OB/XF VALUE					1,088										
TOTAL LAND VALUE - MARKET					265,000										
TOTAL MARKET VALUE					501,487										
SOH/AGL Deduction					0										
ASSESSED VALUE					501,487										
TOTAL EXEMPTION VALUE					0										
BASE TAXABLE VALUE					501,487										
TOTAL JUST VALUE					501,487										
NCON VALUE					0										
INCOME VALUE															
PREVIOUS YEAR MKT VALUE					490,409										
PERMIT NUM		DESCRIPTION			AMT		ISSUED								
20002830		ADD 8'DECK TO EXI			1,200		05/01/2000								
6361B		REPAIR/RRF			2,200		02/08/1991								
SALES DATA															
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE							
2426/1347		1/21/2021		WD	U	I	11	100							
GRANTOR: EVANS JOHN RUSSELL SR															
GRANTEE: BEACHSIDE 727 LLC															
2387/1156		8/25/2020		WD	Q	I	01	361,000							
GRANTOR: RINTOUL JAMES N															
GRANTEE: EVANS JOHN RUSSELL															
BUILDING NOTES															
BUILDING DIMENSIONS															
UST=[YR=1993] W14 UOP=[YR=1993] W14 S6 APT=[YR=1993] S30															
UOP=[YR=1993] S6 E28 N6 W28 \$ E28 N30 W28 \$ E14 N6 \$ S6 E14															
N6 \$ PTR= E15 HXP=[YR=1993] E14 HXU=[YR=1993] E14 S6															
HXB=[YR=1993] S30 HXP=[YR=1993] S6 W28 N6 E28 \$ W28 N30 E28															
\$ W14 N6 \$ S6 W14 N6 \$ W15 \$.															
ND UE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
65,000															
Common: 265,000															
PRINTED 07/30/2025 BY SYS															