LOT 22
MIRAMAR BEACH PB 2/61

BEELAND FLORIDA TRUST/BEELAND ROBERT CLINTON JR CO
1088 RIDGE ROAD
VALDOSTA, GA 31605

2025

00-00-31-1460-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

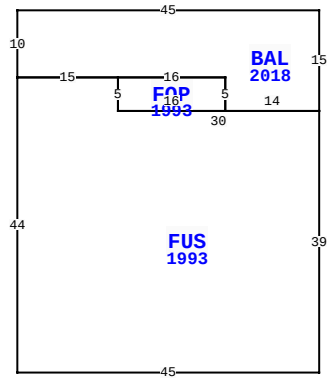
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	07	SPECIAL 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1051.00	

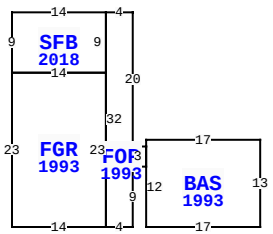
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	520	15	2018	78	12,397
BAS	221	100	1993	221	35,125
FGR	322	55	1993	177	28,132
FOP	80	30	1993	24	3,815
FOP	134	30	1993	40	6,357
FUS	1,830	100	1993	1,830	290,854
SFB	126	80	2018	101	16,053
TOTALS	3,233			2,471	392,733

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,471	114.3072	180.61	446,287	1977	2000	0	0	0	12.00	88.00

1 SFR CUST – 0% - 0 Heated Area: 2152 HX Base Yr





1650 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	392,733
TOTAL MARKET OB/XF VALUE	11,507
TOTAL LAND VALUE - MARKET	1,425,000
TOTAL MARKET VALUE	1,829,240
SOH/AGL Deduction	85,605
ASSESSED VALUE	1,743,635
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,743,635
TOTAL JUST VALUE	1,829,240
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,624,398

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172483	REMODEL	100,000	08/11/2017
20110626	XFOB	3,600	04/26/2011
20011615	CHNGE SRVC	1,000	07/17/2001
958805	XFOB	49,000	01/19/1995
6610	REPAIR/RRF	1,950	06/18/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2795/1847	6/18/2025	QC	U	I	11	100
GRANTOR: BEELAND R CLINTON JR						
GRANTEE: BEELAND FLORIDA TRU						
2110/1115	3/29/2017	WD	Q	I	01	1,150,000
GRANTOR: GALLIHER JEFFREY JACK						
GRANTEE: BEELAND R. CLINTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17S1 FOP=[YR=1993] W2N20W4 SFB=[YR=2018] W14 S9 FGR=[YR=1993] S23 E14 N23 W14$ E14 N9$ S32 E4 N9E2N3 $ S12E17N13$ PTR=N30 FUS=[YR=1993] N39 BAL=[YR=2018] N15W45S10E15 FOP=[YR=1993] S5E16N5W16$ E16S5E14$ W30N5 W15 S44 E45$ S30$.

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	0416	DUNEWALKS	0	0	115	4	460.00	SF	15.00	15.00	100	2011	2011	3	45	3,105	
2	0810	CONCRETE A	0	0	44	16	704.00	SF	6.50	6.50	100	1995	1995	3	68	3,112	
3	0820	WOOD WALK	0	0	11	4	44.00	SF	11.75	11.75	100	2011	2011	3	40	207	
4	0855	CONC PAVER	0	0	0	0	524.00	SF	10.00	10.00	100	2018	2018	3	97	5,083	

LAND DESCRIPTION

TOTAL OB/XF 11,507

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	000120	C	RES OCEAN	0	0006	R-1	75.00	150.00	75.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	1,425,000							

REVIEW DATE 10/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 1,425,000 Market: 0 Agricultural: 0 Common: 1,425,000 PRINTED 07/30/2025 BY SYS