LOT 23
MIRAMAR BEACH PB 2/61

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

2025

00-00-31-1460-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

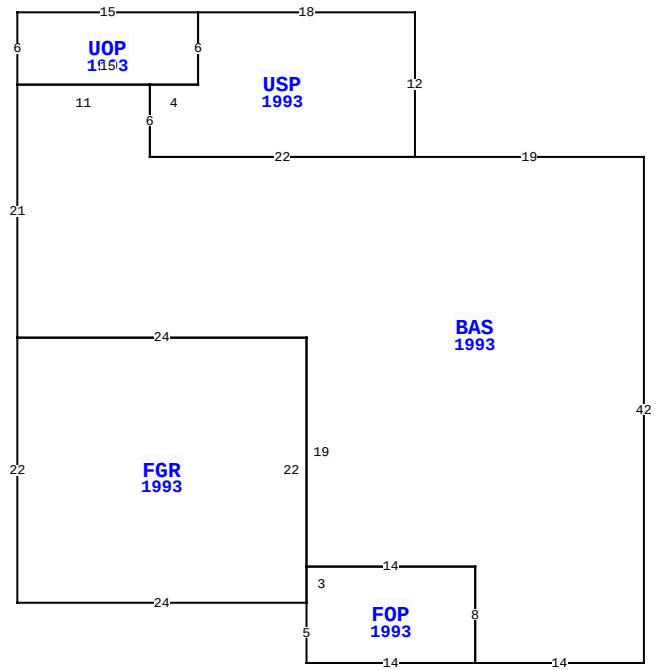
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,490	100	1993	1,490	209,928
FGR	528	55	1993	290	40,859
FOP	112	30	1993	34	4,790
UOP	90	20	1993	18	2,536
USP	240	30	1993	72	10,145
TOTALS	2,460			1,904	268,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,904	105.8400	167.23	318,406	1972	1990	0	0	0	15.75	84.25

1 SFR CUST – 0% - 2023 Heated Area: 1490 HX Base Yr



1676 S FLETCHER AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	268,257
TOTAL MARKET OB/XF VALUE	1,408
TOTAL LAND VALUE - MARKET	1,425,000
TOTAL MARKET VALUE	1,694,665
SOH/AGL Deduction	50,817
ASSESSED VALUE	1,643,848
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,643,848
TOTAL JUST VALUE	1,694,665
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,494,407

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100305	UG SERVICE	2,500	02/17/2010
20021417	REROOF W/20YR SHN	4,000	08/19/2002

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 CLINTON & JEA						
GRANTEE: BEELAND FLORIDA TRU						
2611/0018	12/21/2022	SW	Q	I	01	1,600,000
GRANTOR: GLASHEEN CHARLES & RU						
GRANTEE: BEELAND CLINTON & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 USP=[YR=1993] N12 W18 UOP=[YR=1993] W15 S6E15 N6$ S6 W4 S6 E22$ W22 N6 W11 S21 FGR=[YR=1993] S22 E24 FOP=[YR=1993] S5 E14N8 W14 S3$ N22 W24$ E24 S19 E14 S8 E14 N42$.

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	0	0	0	450.00	SF	6.50	6.50	100	1980	1980	3	30	878	
2	1242	WD DECK A	0	0	17	11	187.00	SF	10.00	10.00	100	1980	1980	3	20	374	
3	0416	DUNEWALKS	0	0	13	4	52.00	SF	15.00	15.00	100	1980	1980	3	20	156	

LAND DESCRIPTION

TOTAL OB/XF 1,408

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 05/12/2019 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