BLOCK 1 LOT 13
IN OR 543 PG 936
OAK LAWN PARK 1 PB 2/52

SILVA WILDA DELILLE & WILLIAM
1603 BEECH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-150A-0001-0130

BUILDING CHARACTERISTICS

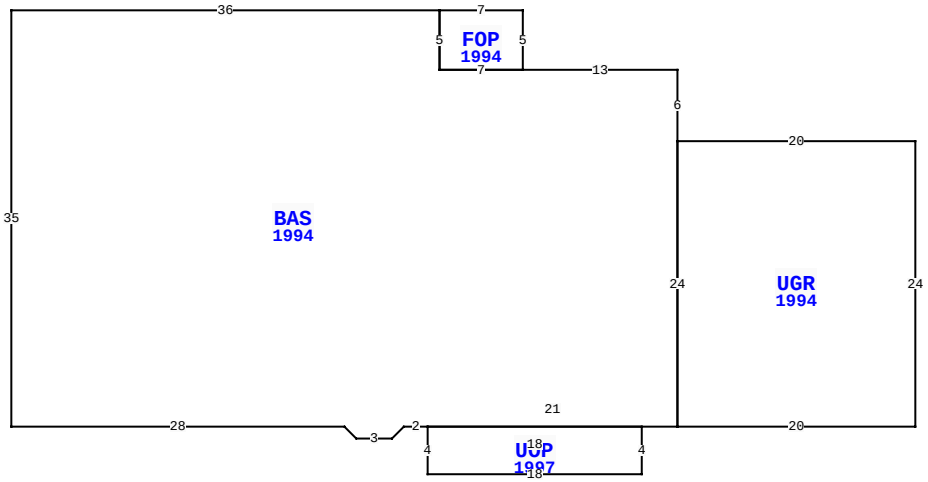
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,864	100	1994	1,864	174,146
FOP	35	30	1994	10	935
UGR	480	45	1994	216	20,180
UOP	72	20	1997	14	1,308
TOTALS	2,451			2,104	196,568

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,104	109.2700	109.27	229,904	1940	1995	0	0	0	14.50	85.50

1 SINGLE FAM – 100% - 1989 Heated Area: 1864 HX Base Yr 1989



1603 BEECH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		196,568
TOTAL MARKET OB/XF VALUE		2,756
TOTAL LAND VALUE - MARKET		181,440
TOTAL MARKET VALUE		380,764
SOH/AGL Deduction		246,680
ASSESSED VALUE		134,084
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		83,362
TOTAL JUST VALUE		380,764
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,104

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100057	CHNGE SRVC	1,450	01/13/2010
20010797	OTHER	0	04/27/2001
20010798	CHNGE SRVC	0	04/27/2001
7267	ADDITION	30,000	08/13/1992
6818	REMODEL	5,000	12/02/1991
5053	REPAIR/RRF	1,000	10/14/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0543/0936	5/23/1988	WD	Q	I	01	100
GRANTOR: DELILLE WILDA L						
GRANTEE: SILVA WILDA L & WM						
0480/0619	2/01/1986	WD	Q	I		24,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1994] W20 BAS=[YR=1994] N6 W13 FOP=[YR=1994] N5 W7 S5 E7 $ W7 N5 W36 S35 E28 D1 R1 E3 R1 U1 E2 UOP=[YR=1997] S4 E18 N4 W18 $ E21 N24 $ S24 E20 N24 $.

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	100	4	32	128.00	SF	6.50	6.50	100	1940	1940	3	20	166	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590	

LAND DESCRIPTION

TOTAL OB/XF 2,756

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	0006	R-1	65.00	137.00	64.80	FF		1.00	1.00	1.00	2,800.00	2,800.00	181,440							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 181,440 Market: 0 Agricultural: 0 Common: 181,440 PRINTED 07/30/2025 BY SYS