BLOCK 2 LOTS 12 & 14
IN OR 1452/1886
EX N20 FT OF 12

HOOVER EUGENE T JR
1717 BEECH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-150A-0002-0120

BUILDING CHARACTERISTICS

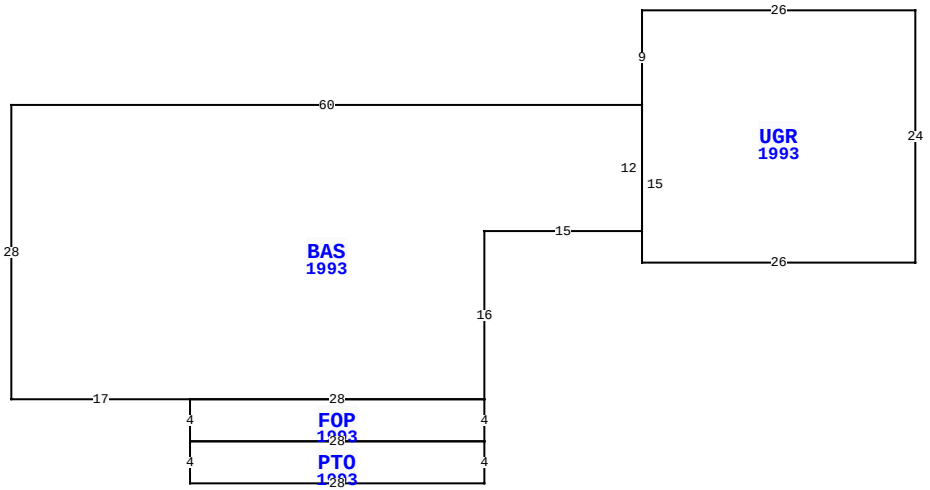
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,440	100	1993	1,440	151,908
FOP	112	30	1993	34	3,587
PTO	112	5	1993	6	633
UGR	624	45	1993	281	29,643
TOTALS	2,288			1,761	185,771

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,761	119.2000	119.20	209,911	1952	2000	0	0	0	11.50	88.50

1 SINGLE FAM – 100% - 2007 Heated Area: 1440 HX Base Yr 2007



1717 BEECH ST, FERNANDINA BEACH

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

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	32	4	128.00	SF	6.50	6.50	100	1952	1952	3	20	166	
2	0810	CONCRETE A	0	100	42	20	840.00	SF	6.50	6.50	100	1987	1987	3	49.5	2,703	
3	0810	CONCRETE A	0	100	48	3	144.00	SF	6.50	6.50	100	1987	1987	3	49.5	463	
4	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	2006	2006	3	24	864	
5	1242	WD DECK A	0	100	16	16	256.00	SF	10.00	10.00	100	2013	2013	3	55	1,408	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		185,771
TOTAL MARKET OB/XF VALUE		5,604
TOTAL LAND VALUE - MARKET		261,600
TOTAL MARKET VALUE		452,975
SOH/AGL Deduction		299,224
ASSESSED VALUE		153,751
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		103,029
TOTAL JUST VALUE		452,975
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		445,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141932	HRDIBRD	8,900	09/04/2014
20131234	DECK	2,500	06/03/2013
20110322	REPAIR/RRF	14,000	03/07/2011
20101508	XFOB	2,153	09/03/2010
20052304	ELEC OTHER	2,000	07/27/2005
20052171	REMODEL	10,000	07/07/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1452/1886	10/17/2006	WD	Q	I		240,000
GRANTOR: ALLAN ANDREW S III &						
GRANTEE: HOOVER EUGENE T JR						
1373/1115	12/13/2005	PR	Q	I	01	100
GRANTOR: ALLAN ANDREW S III P/						
GRANTEE: ALLAN ANDREW S III						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W26S9 BAS=[YR=1993] W60 S28 E17 FOP=[YR=1993] S4 PTO=[YR=1993] S4E28N4 W28$E28N4W28$E28N16E15 N12$S15 E26N24$.

LAND DESCRIPTION

TOTAL OB/XF 5,604

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	109.00	137.00	109.00	FF		1.00	1.00	1.00	2,400.00	2,400.00	261,600							

REVIEW DATE 06/14/2019 BY DJA Total Acres: 0.00 Total Land Value: 261,600 Market: 0 Agricultural: 0 Common: 261,600 PRINTED 07/30/2025 BY SYS