BLOCK 3 LOT 1
OAK LAWN PARK 1 PB 2/52

LATROBE MEREDITH E
1718 BEECH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-150A-0003-0010

BUILDING CHARACTERISTICS

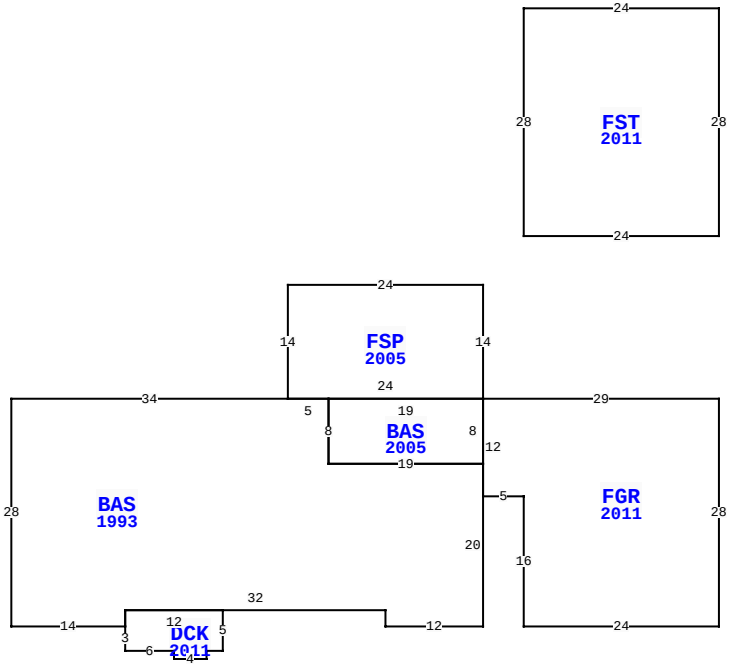
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,408	100	1993	1,408	132,515
BAS	152	100	2005	152	14,306
DCK	64	10	2011	6	564
FGR	732	55	2011	403	37,929
FSP	336	40	2005	134	12,612
FST	672	55	2011	370	34,823
TOTALS	3,364			2,473	232,749

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,473	110.4000	110.40	273,019	1950	2000	0	0	0	14.75	85.25

1 SINGLE FAM – 100% - 2006 Heated Area: 1560 HX Base Yr 2006



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

1718 BEECH ST, FERNANDINA BEACH

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1950	1950	3	20	700	
2	0850	PEBBLE WLK	0	100	0	0	1,046.00	SF	3.15	3.15	100	2011	2011	3	91	2,998	
3	0850	PEBBLE WLK	0	100	60	4	240.00	SF	3.50	3.50	100	2011	2011	3	91	764	
4	0810	CONCRETE A	0	100	0	0	122.00	SF	6.50	6.50	100	1980	1980	3	30	238	
5	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	2005	2005	3	22	792	
6	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	2011	2011	3	45	1,350	
7	0855	CONC PAVER	0	100	16	4	64.00	SF	7.00	7.00	100	2011	2011	3	91	408	
8	0861	POOL GUNIT	0	100	20	10	200.00	SF	85.00	85.00	100	2011	2011	3	60	10,200	
9	0845	KOOL DECK	0	100	0	0	380.00	SF	13.27	13.27	100	2011	2011	3	91	4,588	
10	0910	SCRN RM L	0	100	29	20	580.00	SF	15.00	15.00	100	2011	2011	3	45	3,915	

LAND DESCRIPTION

TOTAL OB/XF 25,953

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	79.00	137.00	79.00	FF	1	1.12	1.00	1.12	2,400.00	2,688.00	212,352							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 212,352 Market: 0 Agricultural: 0 Common: 212,352 PRINTED 07/30/2025 BY SYS

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		232,749
TOTAL MARKET OB/XF VALUE		25,953
TOTAL LAND VALUE - MARKET		212,352
TOTAL MARKET VALUE		471,054
SOH/AGL Deduction		282,100
ASSESSED VALUE		188,954
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		138,232
TOTAL JUST VALUE		471,054
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		462,477

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101837	GARAGE	9,500	10/25/2010
20101711	SWIM POOL	18,500	09/30/2010
20101712	OTHER	1,000	09/30/2010
20101713	ELEC OTHER	650	09/30/2010
20101683	REPAIR/RRF	200	09/27/2010
20070215	XFOB	850	02/06/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2663/1924	8/25/2023	QC	U	I	11	100
GRANTOR: EICHOLTZ BRETT SHAWN						
GRANTEE: LATROBE MEREDITH E						
1295/0653	2/14/2005	WD	Q	I		219,900
GRANTOR: HIPP JONATHAN						
GRANTEE: EICHOLTZ BRETT S &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2011] W29 FSP=[YR=2005] N14 W24 S14 BAS=[YR=1993] W34 S28 E14 DCK=[YR=2011] S3 E6 S1 E4 N1 E2 N5 W12 S2 $ N2 E32 S2 E12 N20 BAS=[YR=2005] N8 W19 S8 E19 $ W19 N8 W5 $ E24 $ S12 E5 S16 E24 N28 $ PTR= N20 FST=[YR=2011] N28 W24 S28 E24 $ S20 $.