BLK 3 LOT 2
OAKLAWN PARK #1 S/D PBK 2/52
& BLK 3 LOT 4

CASON KEITH G
1704 BEECH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-150A-0003-0020

BUILDING CHARACTERISTICS

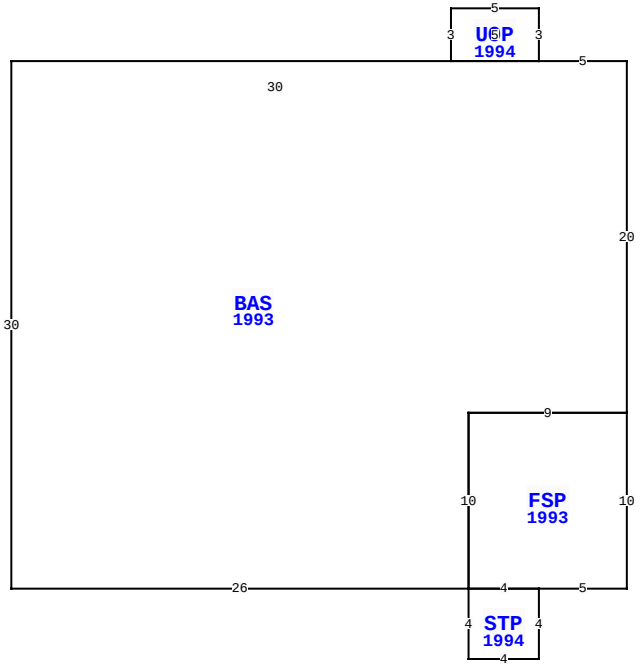
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	960	100	1993	960	65,434
FSP	90	40	1993	36	2,454
STP	16	10	1994	2	137
UOP	15	20	1994	3	204
TOTALS	1,081			1,001	68,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,001	93.3660	93.37	93,463	1951	1985	0	0	0	27.00	73.00

1 SINGLE FAM – 100% - 1979 Heated Area: 960 HX Base Yr 1979



1704 BEECH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	68,228
TOTAL MARKET OB/XF VALUE	2,156
TOTAL LAND VALUE - MARKET	381,408
TOTAL MARKET VALUE	451,792
SOH/AGL Deduction	379,955
ASSESSED VALUE	71,837
TOTAL EXEMPTION VALUE	HX HB 46,837
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	451,792
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	448,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0550/0242	8/16/1988	QC	Q	I	01	100
GRANTOR: CASON PAMELA G						
GRANTEE: CASON KEITH G						
0261/0309	3/01/1978	WD	U	I		27,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 UOP=[YR=1994] N3W5S3E5$ W30 S30
E26STP=[YR=1994] S4E4N4 FSP=[YR=1993] E5N10W9S10E4$ W4$ N10
E9N20$.

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	0510	GARAGE WD-	0	100	22	14	308.00	SF	35.00	35.00	100	1960	1960	3	20	2,156	

LAND DESCRIPTION

TOTAL OB/XF 2,156

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	137.00	158.00	137.00	FF	1	1.16	1.00	1.16	2,400.00	2,784.00	381,408							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 381,408 Market: 0 Agricultural: 0 Common: 381,408 PRINTED 07/30/2025 BY SYS