BLOCK 4 LOT 2
IN OR 1094/1583
OAK LAWN PARK #1 PB 2/52

WALTER ERIC T
1604 BEECH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-150A-0004-0020

BUILDING CHARACTERISTICS

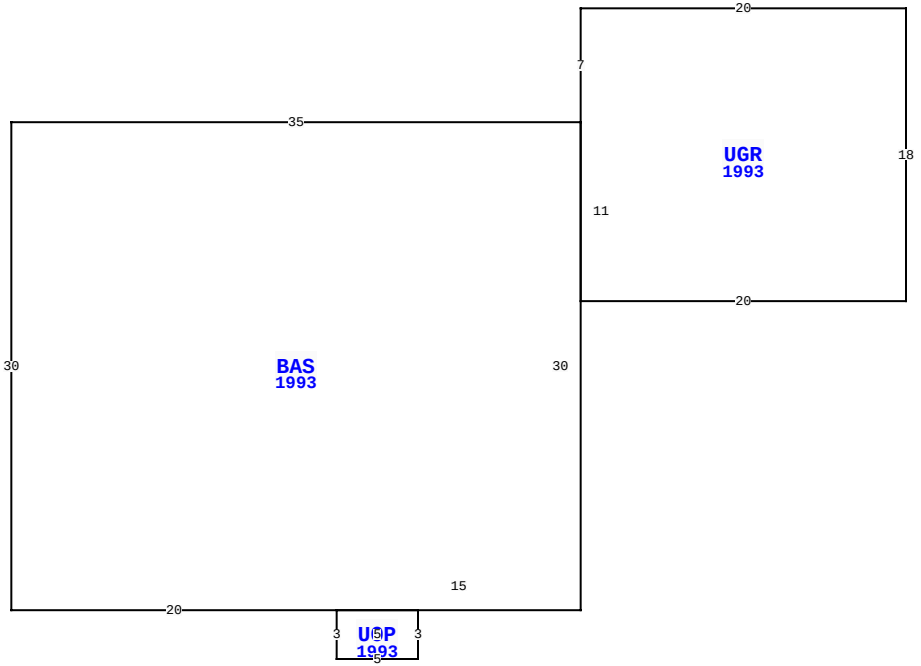
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	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	1,050	100	1993	1,050	105,312
UGR	360	45	1993	162	16,248
UOP	15	20	1993	3	301
TOTALS	1,425			1,215	121,861

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,215	120.8400	120.84	146,821	1951	1990	0	0	0	17.00	83.00

1 SINGLE FAM – 100% - 2003 Heated Area: 1050 HX Base Yr 2003



1604 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	36	10	360.00	SF	6.50	6.50	100	1988	1988	3	52	1,217	
2	0825	BRICK	0	100	16	3	48.00	SF	8.75	8.75	100	1951	1951	3	20	84	
3	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	1999	1999	3	20	960	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		121,861
TOTAL MARKET OB/XF VALUE		2,261
TOTAL LAND VALUE - MARKET		212,352
TOTAL MARKET VALUE		336,474
SOH/AGL Deduction		218,757
ASSESSED VALUE		117,717
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		66,995
TOTAL JUST VALUE		336,474
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080553	H/AC	2,000	04/04/2008
19991278	XFOB	2,000	09/24/1999
5006	REMODEL	14,000	09/12/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1094/1583	11/18/2002	WD	Q	I		114,000
GRANTOR: ANDERSON AGNES A						
GRANTEE: WALTER ERIC T						
1036/1518	2/11/2002	WD	Q	I		105,000
GRANTOR: RODEFFER JAMES DICKEN						
GRANTEE: ANDERSON AGNES A						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W20 S7 BAS=[YR=1993] W35 S30 E20 UOP=[YR=1993] S3 E5 N3 W5 $ E15 N30 $ S11 E20 N18 $.

LAND DESCRIPTION

TOTAL OB/XF 2,261

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