BLK 4 LOT 2
OCEAN CITY NORTH PORTION R/P
PBK 2/38

BEAL DAVID LEE/BEAL LEIGH COULTER
521 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1520-0004-0020

BUILDING CHARACTERISTICS

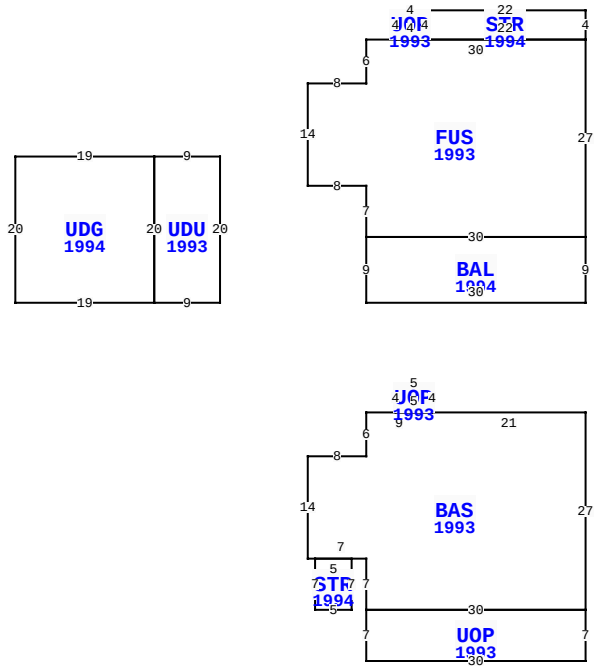
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	270	15	1994	40	4,664
BAS	922	100	1993	922	107,500
FUS	922	100	1993	922	107,500
STR	35	10	1994	4	467
STR	88	10	1994	9	1,049
UDG	380	55	1994	209	24,368
UDU	180	55	1993	99	11,543
UOP	16	20	1993	3	350
UOP	20	20	1993	4	467
UOP	210	20	1993	42	4,897
TOTALS	3,043			2,254	262,804

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	11	2,254	116.9924	154.43	348,085	1937	1990	0	0	0	24.50	75.50

1 DUPLEX – 100% - 2020 Heated Area: 1844 HX Base Yr 2020



521 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/10/2025 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		262,804
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		562,500
TOTAL MARKET VALUE		825,304
SOH/AGL Deduction		536,242
ASSESSED VALUE		289,062
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		238,340
TOTAL JUST VALUE		825,304
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		658,515

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111409	MECH OTHER	1,650	08/18/2011
20060250	REMODEL	600	01/31/2006
20053113	H/AC	5,000	12/06/2005
20052290	REPAIR/RRF	6,000	07/25/2005
20011764	XFOB	1,500	08/02/2001
20011640	ELEC OTHER	0	07/19/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2349/1410	3/23/2020	SW	U	I	16	100
GRANTOR: BEAL DAVID L & LEIGH						
GRANTEE: BEAL DAVID LEE & LE						
2349/1407	3/23/2020	SW	U	I	16	100,000
GRANTOR: DAVIS ANNA KATHERINE						
GRANTEE: BEAL DAVID L & LEIG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 UOP=[YR=1993] N4 W5 S4E5 $ W9 S6 W8 S14E1
STR=[YR=1994] S7E5 N7W5$ E7 S7 UOP=[YR=1993] S7 E30 N7 W30$
E30 N27$PTR=N15 BAL=[YR=1994] N9 FUS=[YR=1993] N27
STR=[YR=1994] N4W22 UOP=[YR=1993] W4S4E4N4$ S4E22$ W30
S6W8S14E8 S7E30$ W30S9E30$ S15 $ PTR=W50N15 UDU=[YR=1993]
N20W9 UDG=[YR=1994] W19S20 E19N20$ S20E9$ E50S15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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-3	75.00	96.00	75.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	562,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 562,500 Market: 0 Agricultural: 0 Common: 562,500 PRINTED 07/30/2025 BY SYS