PT LOT 228 OF OUTLOTS S/D UNR
& LOT 3 OF BLK 6 OF OAKLAWN
PARK #2 S/D UNR IN

HARVLEY DENESE
1806 BEECH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1600-0228-0050

BUILDING CHARACTERISTICS

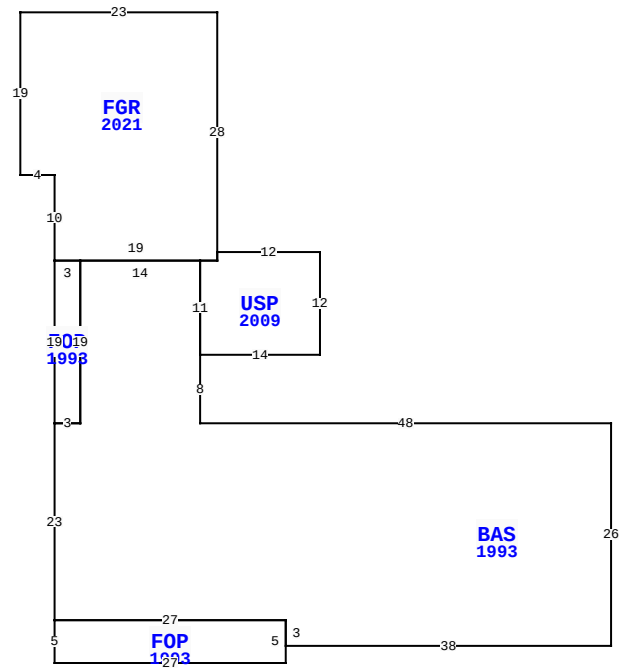
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 70
Interior Wall	05	DRYWALL 30
Interior Floo	13	LVT/LAMNT 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	1,875	100	1993	1,875	219,083
FGR	627	55	2021	345	40,311
FOP	57	30	1993	17	1,987
FOP	135	30	1993	40	4,674
USP	166	30	2009	50	5,842
TOTALS	2,860			2,327	271,896

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,327	113.4840	149.80	348,585	1950	1980	0	0	0	22.00	78.00

1 SNGL FAM – 100% - 2013 Heated Area: 1875 HX Base Yr 2013



1806 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		271,896
TOTAL MARKET OB/XF VALUE		33,829
TOTAL LAND VALUE - MARKET		356,160
TOTAL MARKET VALUE		661,885
SOH/AGL Deduction		466,863
ASSESSED VALUE		195,022
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		144,300
TOTAL JUST VALUE		661,885
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		650,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211293	GARAGE	0	05/19/2021
20132778	VINFNC	0	12/09/2013
20132277	SWIM POOL	24,900	09/27/2013
20100086	OTHER	0	01/19/2010
8969	REPAIR/RRF	1,200	03/31/1995
7930	REPAIR/RRF	4,000	10/04/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1802/1598	7/17/2012	WD	Q	I	02	155,000
GRANTOR: MAYBERRY BRADLEY A &						
GRANTEE: HARVLEY DONALD & DE						
1563/1203	4/28/2008	WD	Q	I	01	280,000
GRANTOR: MAYBERRY PHILIP A & D						
GRANTEE: MAYBERRY BRADLEY AL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48N8 USP=[YR=2009] E14N12 W12FGR=[YR=2021] N28 W23 S19 E4 S10 FOP=[YR=1993] S19E3 N19 W3$ E19 N1$ S1 W2 S11$ N11 W14 S19 W3 S23 FOP=[YR=1993] S5 E27 N5 W27$ E27 S3 E38 N26$.

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	22	41	902.00	SF	6.50	6.50	100	2021	2021	3	99	5,804	
2	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	1950	1950	3	20	31	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	76	1,520	
4	0861	POOL GUNIT	0	100	0	0	266.00	SF	85.00	85.00	100	2014	2014	3	71	16,053	
5	0845	KOOL DECK	0	100	0	0	640.00	SF	7.25	7.25	100	2014	2014	3	94	4,362	
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2014	2014	3	85	510	
7	0476	VF 6 SBPL	0	100	0	0	204.00	LF	32.00	32.00	100	2014	2014	3	85	5,549	

LAND DESCRIPTION

TOTAL OB/XF 33,829

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	106.00	162.00	106.00	FF		1.00	1.00	1.20	2,800.00	3,360.00	356,160							

REVIEW DATE 02/25/2022 BY RK Total Acres: 0.00 Total Land Value: 356,160 Market: 0 Agricultural: 0 Common: 356,160 PRINTED 07/30/2025 BY SYS