PT OF OUTLOT 228
IN OR 2321/889
OUTLOTS

PLEDGER JAMES R II & JULIE L
1809 BEECH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1600-0228-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

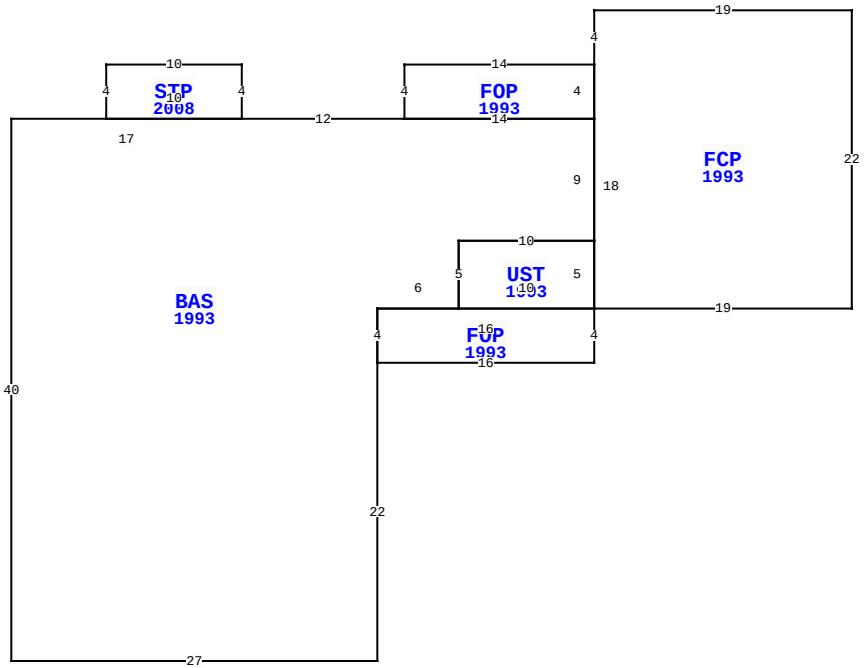
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,254	100	1993	1,254	117,330
FCP	418	25	1993	104	9,731
FOP	56	30	1993	17	1,591
FOP	64	30	1993	19	1,778
STP	40	10	2008	4	374
UST	50	45	1993	22	2,059
TOTALS	1,882			1,420	132,861

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,420	125.2160	125.22	177,812	1959	1980	0	0	0	25.28	74.72

1 SINGLE FAM – 100% - 2012 Heated Area: 1254 HX Base Yr 2012



BLD DATE	07/16/2014 KK	LGL DATE	
XF DATE		LAND DATE	03/25/2024 MLU
INC DATE		AG DATE	

1809 BEECH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		132,861
TOTAL MARKET OB/XF VALUE		6,570
TOTAL LAND VALUE - MARKET		277,200
TOTAL MARKET VALUE		416,631
SOH/AGL Deduction		229,961
ASSESSED VALUE		186,670
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		135,948
TOTAL JUST VALUE		416,631
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		411,358

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052808	REPAIR/RRF	8,000	10/07/2005
20042090	REPAIR/RRF	6,000	11/08/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2321/0889	11/26/2019	QC	U	I	11	100
GRANTOR: PLEDGER JULIE L F/K/A						
GRANTEE: PLEDGER JAMES R II						
2126/0093	6/02/2017	WD	U	I	11	100
GRANTOR: CREW BRYAN A & JEANNE						
GRANTEE: LEWIS JULIE L						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W19 S4 FOP=[YR=1993] W14 S4 BAS=[YR=1993] W12STP=[YR=2008] N4 W10 S4 E10 $W17 S40 E27 N22 FOP=[YR=1993] E16 N4 W16 S4$ N4 E6 UST=[YR=1993] E10 N5 W10 S5$ N5 E10 N9 W14$ E14 N4$ S18 E19 N22$.

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	83	10	830.00	SF	6.50	6.50	100	1959	1959	3	20	1,079	
2	0810	CONCRETE A	0	100	17	4	68.00	SF	6.50	6.50	100	1959	1959	3	20	88	
3	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	1959	1959	3	20	21	
4	0825	BRICK	0	100	8	4	32.00	SF	12.50	12.50	100	1959	1959	3	35	140	
5	0825	BRICK	0	100	23	4	92.00	SF	12.50	12.50	100	1999	1999	3	93	1,070	
6	1076	TRELLIS A	0	100	8	6	48.00	SF	7.50	7.50	100	2010	2010	3	56	202	
7	1242	WD DECK A	0	100	0	0	520.00	SF	10.00	10.00	100	2010	2010	3	40	2,080	
8	0940	SHEDS/PORT	0	100	14	10	140.00	SF	30.00	30.00	100	2011	2011	3	45	1,890	

LAND DESCRIPTION

TOTAL OB/XF 6,570

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	99.00	109.00	99.00	FF		1.00	1.00	1.00	2,800.00	2,800.00	277,200							

REVIEW DATE 06/18/2019 BY DJA Total Acres: 0.00 Total Land Value: 277,200 Market: 0 Agricultural: 0 Common: 277,200 PRINTED 07/30/2025 BY SYS