LOT 58
IN OR 1788/1626
PARKWAY NORTH PB 5/263

COLUCCI ROBERT EDWARD JR
4448 BEAN STREET
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-163N-0058-0000**

## BUILDING CHARACTERISTICS

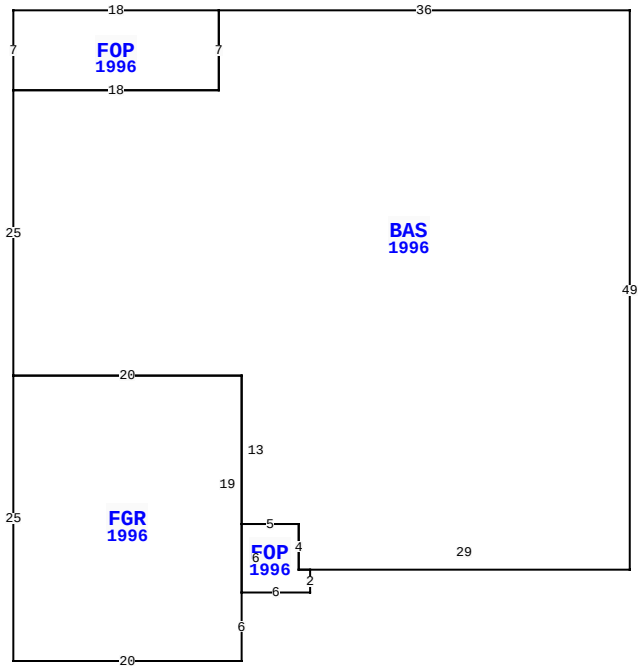
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1072.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,160 | 100 | 1996 | 2,160 | 362,000 |
| FGR | 500 | 55 | 1996 | 275 | 46,088 |
| FOP | 32 | 30 | 1996 | 10 | 1,676 |
| FOP | 126 | 30 | 1996 | 38 | 6,368 |
| TOTALS | 2,818 | | | 2,483 | 416,132 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,483 | 119.8560 | 189.37 | 470,206 | 1996 | 2000 | 0 | 0 | 0 | 11.50 | 88.50 |

1 SFR CUST – 100% - 2013 Heated Area: 2160 HX Base Yr 2013




4448 BEAN ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY



VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 416,132 |
| TOTAL MARKET OB/XF VALUE | 19,249 |
| TOTAL LAND VALUE - MARKET | 210,000 |
| TOTAL MARKET VALUE | 645,381 |
| SOH/AGL Deduction | 335,227 |
| ASSESSED VALUE | 310,154 |
| TOTAL EXEMPTION VALUE | HX HB VX 55,722 |
| BASE TAXABLE VALUE | 254,432 |
| TOTAL JUST VALUE | 645,381 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 627,113 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20080369 | REPAIR/RRF | 4,000 | 03/10/2008 |
| B0012146 | XFOB | 1,000 | 10/01/2001 |
| B983006 | XFOB | 6,000 | 01/13/1998 |
| B972344 | SWIM POOL | 14,290 | 12/04/1997 |
| B959504 | NEW CONSTR | 125,760 | 12/15/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1788/1626 | 4/18/2012 | WD | U | I | 11 | 270,000 |
| GRANTOR: DISBROW BUILDERS INC | | | | | | |
| GRANTEE: COLUCCI ROBERT EDWA | | | | | | |
| 1774/0456 | 1/17/2012 | CT | U | I | 18 | 52,300 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: DISBROW BUILDERS IN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1996] W36 FOP=[YR=1996] W18 S7 E18 N7 $ S7 W18 S25
FGR=[YR=1996] S25 E20 N6 FOP=[YR=1996] E6 N2 W1 N4 W5 S6 $
N19 W20 $ E20 S13 E5 S4 E29 N49 $ .

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1996 | 1996 | 3 | 77 | 2,695 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,401.00 | SF | 4.00 | 4.00 | 100 | 1996 | 1996 | 3 | 70 | 3,923 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 128.00 | SF | 6.50 | 6.50 | 100 | 1996 | 1996 | 3 | 70 | 582 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 17 | 3 | 51.00 | SF | 6.50 | 6.50 | 100 | 1996 | 1996 | 3 | 70 | 232 | |
| 5 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 333.00 | SF | 85.00 | 85.00 | 100 | 1998 | 1998 | 3 | 20 | 5,661 | |
| 6 | 0845 | KOOL DECK | 0 | 100 | 0 | 0 | 578.00 | SF | 7.25 | 7.25 | 100 | 1998 | 1998 | 3 | 20 | 3,059 | |
| 7 | 0910 | SCRN RM L | 0 | 100 | 0 | 0 | 879.00 | SF | 15.00 | 15.00 | 100 | 1998 | 1998 | 3 | 20 | 2,637 | |
| 8 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 230.00 | SF | 10.00 | 10.00 | 100 | 1998 | 1998 | 3 | 20 | 460 | |

## LAND DESCRIPTION

TOTAL OB/XF 19,249

| 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 | 000134 | C | RES POND | 100 | | R1-G | 0.00 | 0.00 | 1.00 | UT | | 1.00 | 1.00 | 1.05 | 200,000.00 | 210,000.00 | 210,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 07/30/2025 BY SYS