LOT 7
IN OR 604/345
SHADY WOOD PB 5/277

BEECH COLETTE D
1313 DATE STREET
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-1688-0007-0000**

## BUILDING CHARACTERISTICS

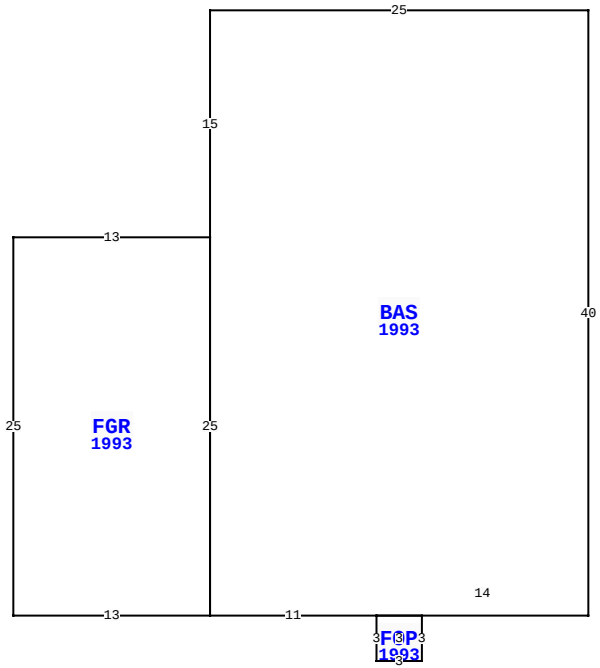
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 80 |
| Exterior Wall | 19 | COMMON BRK 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1009.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,000 | 100 | 1993 | 1,000 | 88,170 |
| FGR | 325 | 55 | 1993 | 179 | 15,783 |
| FOP | 9 | 30 | 1993 | 3 | 265 |
| TOTALS | 1,334 | | | 1,182 | 104,217 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,182 | 105.5336 | 105.53 | 124,736 | 1990 | 1995 | 0 | 0 | 0 | 16.45 | 83.55 |

1 SINGLE FAM – 100% - 0 Heated Area: 1000 HX Base Yr




1313 DATE ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 04/07/2014 KK | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2025 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 | | 104,217 |
| TOTAL MARKET OB/XF VALUE | | 1,993 |
| TOTAL LAND VALUE - MARKET | | 135,000 |
| TOTAL MARKET VALUE | | 241,210 |
| SOH/AGL Deduction | | 169,174 |
| ASSESSED VALUE | | 72,036 |
| TOTAL EXEMPTION VALUE | HX HB SX | 72,036 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 241,210 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 209,745 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0604/0345 | 8/09/1990 | WD | Q | I | | 48,000 |
| GRANTOR: TIDEWATER DEVELOP | | | | | | |
| GRANTEE: BEECH COLETTE D | | | | | | |
| 0594/0889 | 4/06/1990 | WD | Q | V | | 10,300 |
| GRANTOR: BURNS PAUL C | | | | | | |
| GRANTEE: TIDEWATER DEVELOP | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W25 S15 FGR=[YR=1993] W13 S25 E13 N25 $ S25 E11
FOP=[YR=1993] S3 E3 N3 W3 $ E14 N40 $ .

## 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 | 49 | 10 | 490.00 | SF | 6.50 | 6.50 | 100 | 1990 | 1990 | 3 | 57 | 1,815 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 16 | 3 | 48.00 | SF | 6.50 | 6.50 | 100 | 1990 | 1990 | 3 | 57 | 178 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,993

| 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-2 | 50.00 | 142.00 | 50.00 | FF | | 1.00 | 1.00 | 1.00 | 2,700.00 | 2,700.00 | 135,000 | | | | | | | |

REVIEW DATE 05/31/2019 BY DJA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS