PT OF TRACT A
IN OR 2262/345
SOUTH BEACH SUB PB 3/11

BECKWITH DIANA R & MARK A
2653 PARRISH CEMETERY ROAD
JACKSONVILLE, FL 32221

2025

00-00-31-1720-000A-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

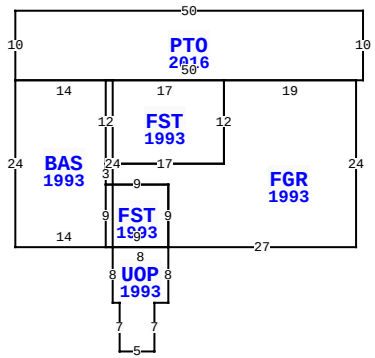
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	30	VINYL 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1043.00	

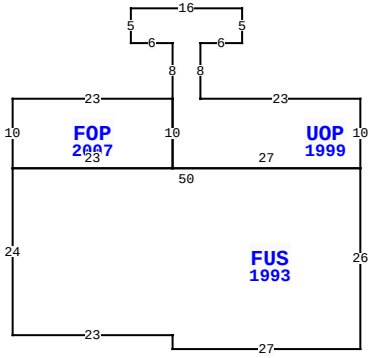
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	336	100	1993	336	39,821
FGR	579	55	1993	318	37,688
FOP	230	30	2007	69	8,178
FST	81	55	1993	45	5,333
FST	204	55	1993	112	13,274
FUS	1,254	100	1993	1,254	148,618
PTO	500	5	2016	25	2,963
UOP	99	20	1993	20	2,370
UOP	382	20	1999	76	9,007
TOTALS	3,665			2,255	267,252

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,255	104.8600	138.42	312,137	1978	1995	0	0	0	14.38	85.62

1 SNGL FAM – 0% - 0 Heated Area: 1590 HX Base Yr





2926 1ST AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	267,252
TOTAL MARKET OB/XF VALUE	43,547
TOTAL LAND VALUE - MARKET	369,000
TOTAL MARKET VALUE	679,799
SOH/AGL Deduction	156,211
ASSESSED VALUE	523,588
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	523,588
TOTAL JUST VALUE	679,799
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	575,990

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160852	ELEC/POOL	600	03/31/2016
20160569	SWIM POOL	27,200	03/02/2016
20122427	BANNISTER	2,100	12/03/2012
20061835	XFOB	5,232	08/02/2006
B0040246	REPAIR/RRF	4,000	02/13/2004
B2004026	REPAIR/RRF	2,000	09/21/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2262/0345	3/18/2019	WD	Q	I	01	455,000
GRANTOR: GRUMBLES PETER LEE						
GRANTEE: BECKWITH DIANA R &						
0869/0620	2/24/1999	QC	U	I	07	100
GRANTOR: LENAHAN RITA						
GRANTEE: GRUMBLES PETER LEE						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2016] W50 S10 BAS=[YR=1993] S24 E14 UOP=[YR=1993] S8 E1 S7 E5 N7 E2 N8 FGR=[YR=1993] E27N24 W19 FST=[YR=1993] W17 S12 E17 N12 $ S12 W17 S3 FST=[YR=1993] S9 E9 N9 W9 $ E9 S9 $ W8 $ N24 W14 $ E50N10 $ PTR=E30 FOP=[YR=2007] E23 UOP=[YR=1999] N8 W6 N5 E16 S5 W6 S8 E23 S10 FUS=[YR=1993] S26 W27 N2 W23 N24 E50 $ W27 N10 $ S10 W23 N10 $ W30 $.

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	0	0	0	713.00	SF	6.50	6.50	100	1978	1978	3	28	1,298	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1985	1985	3	56	1,120	
3	0801	ASPHALT A	0	0	0	0	207.00	SF	3.00	3.00	100	1978	1978	3	50	311	
4	0855	CONC PAVER	0	0	0	0	246.00	SF	10.00	10.00	100	2007	2007	3	87	2,140	
5	0861	POOL GUNIT	0	0	0	0	336.00	SF	85.00	85.00	100	2016	2016	3	78	22,277	
6	0855	CONC PAVER	0	0	0	0	1,390.00	SF	10.00	10.00	100	2016	2016	3	95	13,205	
7	0470	VNYL GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2016	2016	3	89	801	
8	0478	VF 6 SLAT	0	0	0	0	126.00	LF	15.00	15.00	100	2016	2016	3	89	1,682	
9	1134	LANDSCP BL	0	0	60	0	120.00	SF	6.00	6.00	100	2016	2016	3	99	713	

LAND DESCRIPTION

TOTAL OB/XF 43,547

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	0		R-3	82.00	121.00	82.00	FF		1.00	1.00	0.75	6,000.00	4,500.00	369,000							

REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 369,000 Market: 0 Agricultural: 0 Common: 369,000 PRINTED 07/30/2025 BY SYS