

CORY JOAN A
PO BOX 711
FERNANDINA BEACH, FL 32035-0711

00-00-31-1800-0026-0161

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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ELEMENT		CD		05		AVERAGE 100		0900		01		1,039		112.7520		148.83		154,634		1900		1990		0		0		15.75		84.25																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
Exterior Wall		03		GABLE/HIP 100		1		SNGL FAM - 100%		- 2002		Heated Area: 972		HX Base Yr 2002		VALUATION BY		STANDARD		Tax Group: 2		Tax Dist:		130,279		61		118,750		249,090		176,387		72,703		72,703		0		249,090		0		223,808																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
Roof Structur		12		MODULAR MT 100		04		PLYWOOD 60		05		DRYWALL 40		02		MIN PLYWD 60		12		HARDWOOD 40		03		CENTRAL 100		04		AIR DUCTED 100		1 100		1 100		02		WOOD FRAME 100		1. 100		0 100		02		DIST FB 100		00		NONE 100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
Roof Cover		12		MODULAR MT 100		04		PLYWOOD 60		05		DRYWALL 40		02		MIN PLYWD 60		12		HARDWOOD 40		03		CENTRAL 100		04		AIR DUCTED 100		1 100		1 100		02		WOOD FRAME 100		1. 100		0 100		02		DIST FB 100		00		NONE 100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
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Interior Floo		12		MODULAR MT 100		04		PLYWOOD 60		05		DRYWALL 40		02		MIN PLYWD 60		12		HARDWOOD 40		03		CENTRAL 100		04		AIR DUCTED 100		1 100		1 100		02		WOOD FRAME 100		1. 100		0 100		02		DIST FB 100		00		NONE 100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
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Air Condition		12		MODULAR MT 100		04		PLYWOOD 60		05		DRYWALL 40		02		MIN PLYWD 60		12		HARDWOOD 40		03		CENTRAL 100		04		AIR DUCTED 100		1 100		1 100		02		WOOD FRAME 100		1. 100		0 100		02		DIST FB 100		00		NONE 100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
Heating Type		12		MODULAR MT 100		04		PLYWOOD 60		05		DRYWALL 40		02		MIN PLYWD 60		12		HARDWOOD 40		03		CENTRAL 100		04		AIR DUCTED 100		1 100		1 100		02		WOOD FRAME 100		1. 100		0 100		02		DIST FB 100		00		NONE 100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
Bedrooms		12		MODULAR MT 100		04		PLYWOOD 60		05		DRYWALL 40		02		MIN PLYWD 60		12		HARDWOOD 40		03		CENTRAL 100		04		AIR DUCTED 100		1 100		1 100		02		WOOD FRAME 100		1. 100		0 100		02		DIST FB 100		00		NONE 100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
Bathrooms		12		MODULAR MT 100		04		PLYWOOD 60		05		DRYWALL 40		02		MIN PLYWD 60		12		HARDWOOD 40		03		CENTRAL 100		04		AIR DUCTED 100		1 100		1 100		02		WOOD FRAME 100		1. 100		0 100		02		DIST FB 100		00		NONE 100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
Frame		12		MODULAR MT 100		04		PLYWOOD 60		05		DRYWALL 40		02		MIN PLYWD 60		12		HARDWOOD 40		03		CENTRAL 100		04		AIR DUCTED 100		1 100		1 100		02		WOOD FRAME 100		1. 100		0 100		02		DIST FB 100		00		NONE 100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
Stories		12		MODULAR MT 100		04		PLYWOOD 60		05		DRYWALL 40		02		MIN PLYWD 60		12		HARDWOOD 40		03		CENTRAL 100		04		AIR DUCTED 100		1 100		1 100		02		WOOD FRAME 100		1. 100		0 100		02		DIST FB 100		00		NONE 100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
Units		12		MODULAR MT 100		04		PLYWOOD 60		05		DRYWALL 40		02		MIN PLYWD 60		12		HARDWOOD 40		03		CENTRAL 100		04		AIR DUCTED 100		1 100		1 100		02		WOOD FRAME 100		1. 100		0 100		02		DIST FB 100		00		NONE 100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
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Quality		03		Quality Level 03		0100		SINGLE FAMILY		MAP NUM		MKT AREA		01		NEIGHBORHOOD/LOC		1005.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		972		100		1993		972		121,879		DCK		108		10		2006		11		1,379		FEP		70		80		1993		56		7,021																																																																																																																																																																																																																																																																																																																																																																																																																																																															
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TOTALS		1,150		1,039		130,279		408 BEECH ST, FERNANDINA BEACH		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/22/2025		MLU		EXTRA FEATURES		408 BEECH ST, FERNANDINA BEACH		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/22/2025		MLU																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
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