BLOCK 27 LOT 1
IN OR 781/1897
CITY OF FDNA BEACH

CLARK VANDER JR
502 BEECH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0027-0010

BUILDING CHARACTERISTICS

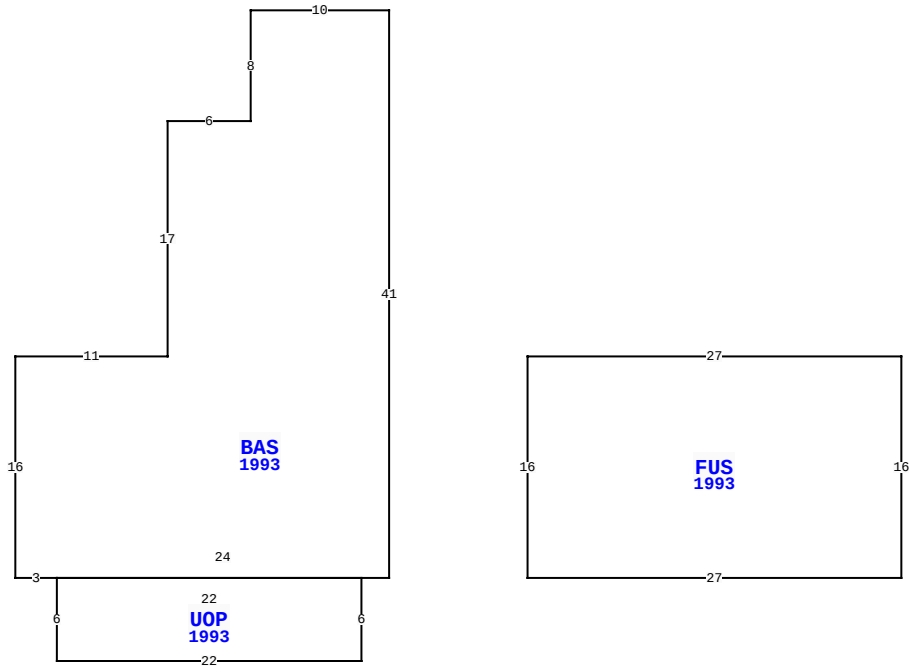
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 90
Roof Cover	03	COMP SHNGL 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	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	784	100	1993	784	100,202
FUS	432	100	1993	432	55,214
UOP	132	20	1993	26	3,323
TOTALS	1,348			1,242	158,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,242	110.8071	175.08	217,449	1900	1985	0	0	0	27.00	73.00

1 SFR CUST – 100% - 1997 Heated Area: 1216 HX Base Yr 1997



502 BEECH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		158,738
TOTAL MARKET OB/XF VALUE		437
TOTAL LAND VALUE - MARKET		237,500
TOTAL MARKET VALUE		396,675
SOH/AGL Deduction		331,467
ASSESSED VALUE		65,208
TOTAL EXEMPTION VALUE	HX HB	40,208
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		396,675
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,383

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20034148	CHNGE SRVC	1,000	11/18/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0781/1897	1/13/1997	QC	Q	I	06	5,200
GRANTOR: CLARK SHIRLEY B						
GRANTEE: CLARK VANDER JR						
0663/1539	7/24/1992	WD	Q	I		35,000
GRANTOR: GRANT KAY W						
GRANTEE: CLARK VANDER JR & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 S8 W6 S17 W11 S16 E3 UOP=[YR=1993] S6 E22 N6 W22 $ E24 N41 $ PTR= E10S25 FUS=[YR=1993] E27 S16W27 N16 $N25W10$.

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	0	0	41.00	SF	6.50	6.50	100	1950	1950	3	20	53	
2	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	1996	1996	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 437

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	0003	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,750.00	4,750.00	237,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 237,500 Market: 0 Agricultural: 0 Common: 237,500 PRINTED 07/30/2025 BY SYS