BLOCK 27 LOTS 14 & 15
IN OR 1921/907
CITY OF FDNA BEACH

POCH AMELIA
510 BEECH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0027-0140

BUILDING CHARACTERISTICS

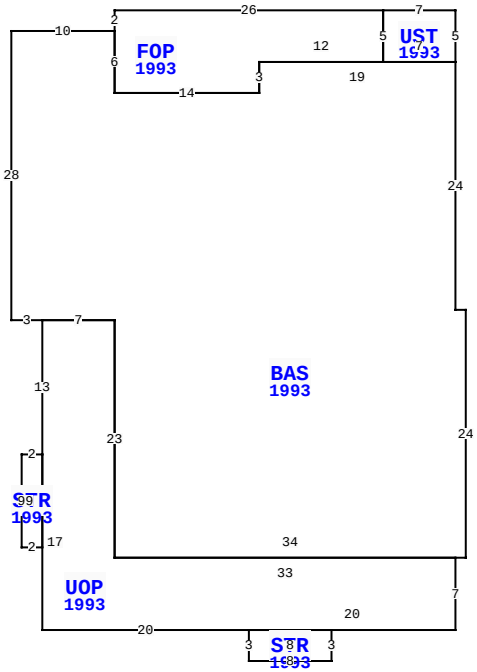
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,846	100	1993	1,846	373,835
FOP	172	30	1993	52	10,531
STR	18	10	1993	2	405
STR	24	10	1993	2	405
UOP	441	20	1993	88	17,821
UST	35	45	1993	16	3,240
TOTALS	2,536			2,006	406,237

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	HS	NORM	% COND
0500	01	2,006	134.5638	212.61	426,496	1873	1873	0	0	-40	44.75	95.25

1 SFR CUST – 0% - 2025 Heated Area: 1846 HX Base Yr



510 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	406,237
TOTAL MARKET OB/XF VALUE	8,426
TOTAL LAND VALUE - MARKET	475,000
TOTAL MARKET VALUE	889,663
SOH/AGL Deduction	0
ASSESSED VALUE	889,663
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	889,663
TOTAL JUST VALUE	889,663
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	702,867

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150213	REMODEL	0	02/03/2015
20091141	METAL ROOF	10,000	08/27/2009
20042100	REPAIR PLUMBING F	1,000	11/10/2004
20041678	60 LF FENCE	3,000	09/17/2004
20010670	H/AC	1,500	04/16/2001
20010219	REPLACE SIDING 25	1,000	02/09/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2540/0087	2/09/2022	LE	U	I	14	100
GRANTOR: CONWAY ANGELA JONES F						
GRANTEE: CONWAY ANGELA JONES						
1921/0907	11/10/2011	WD	U	I	11	100
GRANTOR: MABE MOLLY						
GRANTEE: ARNETT ANGELA J						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W7 FOP=[YR=1993] W26 S2 BAS=[YR=1993] W10 S28 E3 UOP=[YR=1993] S13 STR=[YR=1993] W2S9E2N9$ S17E20 STR=[YR=1993] S3E8N3W8$ E20N7W33N23 W7$ E7S23E34N24W1N24W19S3W14N6 $ S6E14N3E12N5$ S5E7N5$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1960	1960	3	21	735	
2	0810	CONCRETE A	0	0	0	0	775.00	SF	6.50	6.50	100	1991	1991	3	59.5	2,997	
3	1076	TRELLIS A	0	0	16	6	96.00	SF	7.50	7.50	100	2005	2005	3	36	259	
4	0510	GARAGE WD-	0	0	28	18	504.00	SF	35.00	35.00	100	1991	1991	3	20	3,528	
5	0810	CONCRETE A	0	0	0	0	413.00	SF	6.50	6.50	100	1960	1960	3	20	537	
6	1243	WD DECK F	0	0	0	0	421.00	SF	4.00	4.00	100	2005	2005	3	22	370	

LAND DESCRIPTION

TOTAL OB/XF 8,426

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	0006	R-2	100.00	100.00	100.00	FF		1.00	1.00	1.00	4,750.00	4,750.00	475,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 475,000 Market: 0 Agricultural: 0 Common: 475,000 PRINTED 07/30/2025 BY SYS