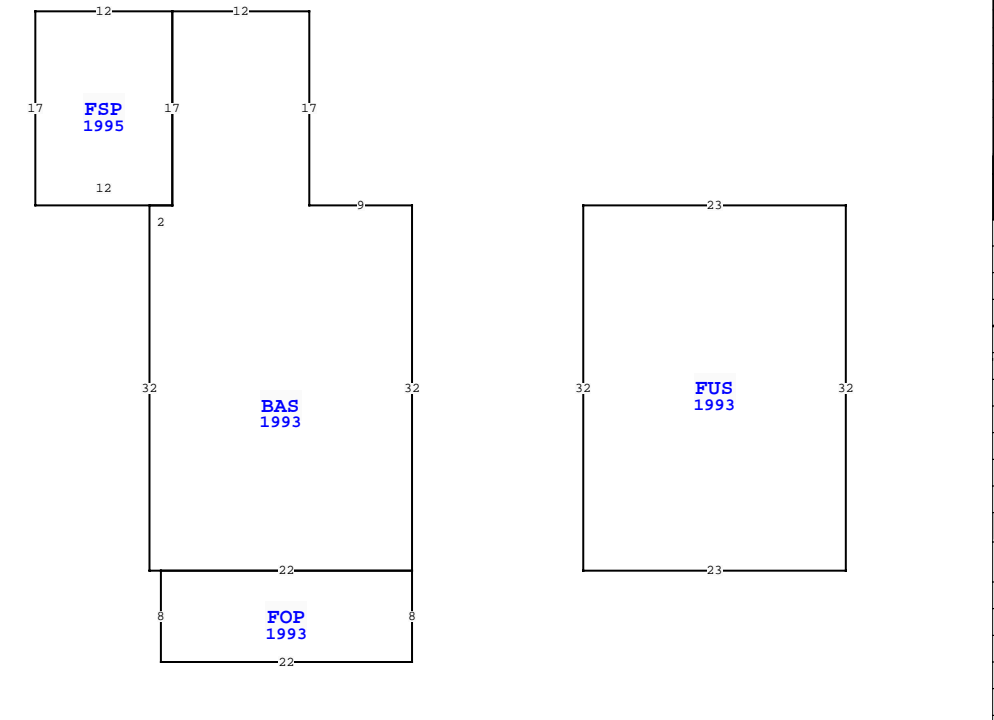




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 80
Exterior Wall	07 ASB SHNGLE 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1.5 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,811	119.0700	157.17	284,635	1930	1995	0	0	15.95	84.05



Quality					
DOR CODE	QUALITY LEVEL				
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	940	100	1993	940	124,175
FOP	176	30	1993	53	7,001
FSP	204	40	1995	82	10,832
FUS	736	100	1993	736	97,227
TOTALS	2,056			1,811	239,236

509 BEECH ST, FERNANDINA BEACH

BLD DATE	LGL DATE
	05/22/2025
XF DATE	LAND DATE
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	239,236		
TOTAL MARKET OB/XF VALUE	4,058		
TOTAL LAND VALUE - MARKET	365,750		
TOTAL MARKET VALUE	609,044		
SOH/AGL Deduction	0		
ASSESSED VALUE	609,044		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	609,044		
TOTAL JUST VALUE	609,044		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	540,139		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
DEM-R-2025-0	DEMO EXISTING KI	4,000	05/21/2025
2025--0939	INGROUND FIBERGLA	0	03/27/2025
20120508	REROOF W/30YR SHN	3,000	03/27/2012
9170	ADDITION	5,000	06/27/1995
8450	REPAIR/RRF	3,500	07/19/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2724/440	7/10/2024	WD	Q	I	01	675,000
GRANTOR: EELLS RUSSELL E						
GRANTEE: TEIXEIRA DAVID LIVI						
0446/0146	2/01/1985	WD	Q	I		36,000
GRANTOR:						
GRANTEE:						

EXTRA FEATURES																	
L N	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	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	1980	1980	3	20	480	
2	0825	BRICK	0	0	0	0	388.00	SF	8.75	8.75	100	1995	1995	3	90	3,056	
3	0825	BRICK	0	0	5	7	35.00	SF	12.50	12.50	100	1980	1980	3	72	315	
4	0810	CONCRETE A	0	0	4	4	16.00	SF	6.50	6.50	100	1980	1980	3	30	31	
5	1242	WD DECK A	0	0	10	4	40.00	SF	10.00	10.00	100	1995	1995	3	20	80	
6	0940	SHEDS/PORT	0	0	4	4	16.00	SF	30.00	30.00	100	2001	2001	3	20	96	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W9 N17 W12 FSP=[YR=1995] W12 S17 E12 N17 \$ S17 W2 S32E1 FOP=[YR=1993] S8 E22 N8 W22 \$ E22 N32 \$ PTR=E15 FUS=[YR=1993] E23 S32 W23 N32 \$ W15 \$.	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0003	R-2	77.00	100.00	77.00	FF		1.00	1.00	1.00	4,750.00	4,750.00	365,750							