BLOCK 40 W45 FT OF LOT 8
IN OR 1861/208
CITY OF FDNA BEACH

PSULKOWSKI ROBERT C & ROSANNA
710 BEECH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0040-0080

BUILDING CHARACTERISTICS

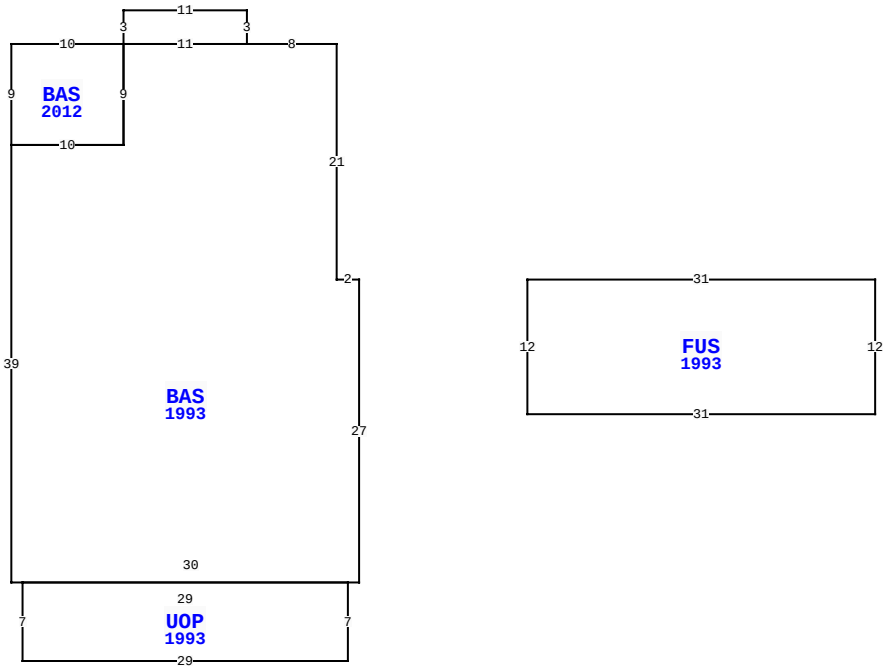
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	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	1,356	100	1993	1,356	277,425
BAS	123	100	2012	123	25,165
FUS	372	100	1993	372	76,108
UOP	203	20	1993	41	8,388
TOTALS	2,054			1,892	387,086

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,892	155.7289	246.05	465,527	1900	1990	0	0	0	16.85	83.15

1 SFR CUST – 100% - 2014 Heated Area: 1851 HX Base Yr 2014



710 BEECH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 DC
INC DATE		AG DATE	

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	46.5	1,628	
2	0940	SHEDS/PORT	0	100	8	8	64.00	SF	20.10	20.10	100	2000	2000	3	20	257	
3	0911	SCRN RM A	0	100	0	0	783.00	SF	17.50	17.50	100	2014	2014	3	60	8,222	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		387,086
TOTAL MARKET OB/XF VALUE		10,107
TOTAL LAND VALUE - MARKET		202,500
TOTAL MARKET VALUE		599,693
SOH/AGL Deduction		432,981
ASSESSED VALUE		166,712
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		115,990
TOTAL JUST VALUE		599,693
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,162

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141452	SCRNENC	7,600	07/03/2014
20132871	REMODEL	1,600	12/23/2013
20132852	INTREMOD	2,500	12/19/2013
20120818	POD 5/14-17/12	0	05/09/2012
20112132	UG GAS TANK & 3 F	895	11/28/2011
20091375	REPAIRS	600	10/08/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1861/0208	6/07/2013	WD	Q	I	02	143,000
GRANTOR: SHERWOOD EUNICE L						
GRANTEE: PSULKOWSKI ROBERT C						
1747/1468	7/15/2011	WD	Q	I	03	167,000
GRANTOR: POIRIER ABIGAIL & HAN						
GRANTEE: SHERWOOD EUNICE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 N21 W8 BAS=[YR=2012] N3 W11S3W10S9E10N9E11$ W11S9W10 S39 E1 UOP=[YR=1993] S7 E29 N7 W29 $ E30 N27 $ PTR= E15 FUS=[YR=1993] E31 S12 W31 N12 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 10,107

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	C-3	45.00	100.00	4,500.00	SF		1.00	1.00	1.00	45.00	45.00	202,500							

REVIEW DATE 05/16/2019 BY DJA Total Acres: 0.00 Total Land Value: 202,500 Market: 0 Agricultural: 0 Common: 202,500 PRINTED 07/30/2025 BY SYS