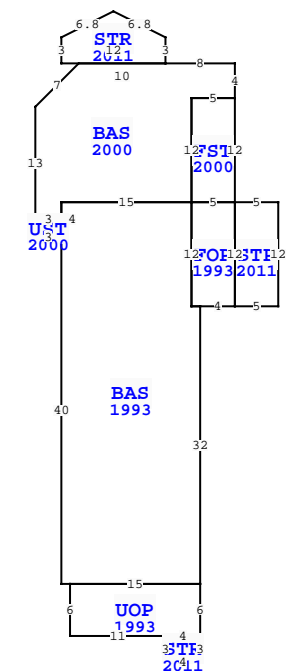


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	11 BD/BTN AVG 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	01 MINIMUM 100
Interior Wall	06 CUST PANEL 60
Interior Wall	05 DRYWALL 40
Interior Floor	12 HARDWOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	1 100
Bathrooms	1 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 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		
1	SINGLE FAM	- 0%	- 2025		Heated Area: 994					HX Base Yr			



Quality	03 Quality Level 03				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 01				
NEIGHBORHOOD/LOC	1009.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	692	100	1993	692	66,714
BAS	302	100	2000	302	29,115
FOP	60	30	1993	18	1,736
FST	60	55	2000	33	3,182
STP	60	10	2011	6	579
STR	12	10	2011	1	97
STR	54	10	2011	5	482
UOP	90	20	1993	18	1,736
UST	6	45	2000	3	289
TOTALS	1,336			1,078	103,928

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	0500	FP-PRE FAB	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	204.00	SF	6.50	6.50	100	2000	2000	3	77	1,021	
3	1076	TRELLIS A	0	0	9	81.00	SF	7.50	7.50	100	2013	2013	3	68	413	
4	1076	TRELLIS A	0	0	12	144.00	SF	7.50	7.50	100	2013	2013	3	68	734	
5	0825	BRICK	0	0	0	490.00	SF	3.75	3.75	100	2011	2011	3	98	1,801	
6	0825	BRICK	0	0	0	496.00	SF	3.75	3.75	100	2011	2011	3	98	1,823	

1008 BEECH ST, FERNANDINA BEACH														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	04/15/2025
														INC DATE		AG DATE	DC

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	103,928		
TOTAL MARKET OB/XF VALUE	6,527		
TOTAL LAND VALUE - MARKET	300,000		
TOTAL MARKET VALUE	410,455		
SOH/AGL Deduction	0		
ASSESSED VALUE	410,455		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	410,455		
TOTAL JUST VALUE	410,455		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	356,005		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051813	OTHER	1,000	05/17/2005
20021816	SIGNS	200	10/22/2002
2004183	XFOB	1,000	10/18/2000
990996	ADDITION	56,450	08/06/1999
B8913	REPAIR/RRF	6,000	03/03/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2769/1842	2/21/2025	FJ	U	I	11	0

GRANTOR: DUFFY ROBERT P EST  
GRANTEE: DUFFY TAYLOR A  
1916/1741 5/13/2014 WD Q V 01 55,000  
GRANTOR: SANCHEZ ARTHUR & CHAR  
GRANTEE: DUFFY ROBERT P

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2000] W8 STR=[YR=2011] N3 U3 L6 L6 D3 S3 E12\$ W10 D5 L5 S13 UST=[YR=2000] S2 E3 BAS=[YR=1993] S40 E1 UOP=[YR=1993] S6 E11 STR=[YR=2011] S3 E4 N3 W4\$ E4 N6 W15\$ E15 N32 FOP=[YR=1993] E4 STP=[YR=2011] E5 N12 W5 S12\$ N12 W5 S12 E1\$ W1 N12 W15 S4\$ N2 W3\$ E3 N2 E15 FST=[YR=2000] E5 N12 W5 S12\$ N12 E5 N4\$.

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	0006	MU-8	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	30.00	30.00	300,000							