BLOCK 216 SUB D OF 10
CITY OF FDNA BEACH

HOFFMAN KITTY B L/E/
1206 BEECH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0216-10D0

BUILDING CHARACTERISTICS

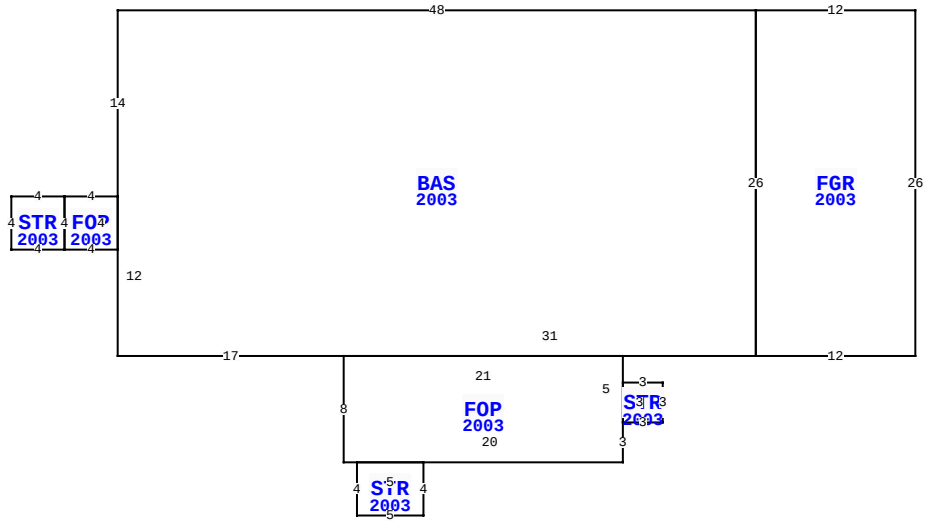
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
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	1,248	100	2003	1,248	115,681
FGR	312	55	2003	172	15,943
FOP	16	30	2003	5	463
FOP	168	30	2003	50	4,635
STR	9	10	2003	1	92
STR	16	10	2003	2	186
STR	20	10	2003	2	186
TOTALS	1,789			1,480	137,186

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,480	114.7500	103.28	152,854	2003	2003	0	0	0	10.25	89.75

1 SFR MODULR – 100% - 2008 Heated Area: 1248 HX Base Yr 2008



1206 BEECH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 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		137,186
TOTAL MARKET OB/XF VALUE		6,251
TOTAL LAND VALUE - MARKET		270,000
TOTAL MARKET VALUE		413,437
SOH/AGL Deduction		291,375
ASSESSED VALUE		122,062
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		71,340
TOTAL JUST VALUE		413,437
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,942

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20032322	H/AC	2,000	09/18/2003
20033435	FOUNDATION	2,000	07/08/2003
20033228	NEW CONSTR	1,000	06/11/2003
20033106	GARAGE	18,000	05/15/2003
20032324	NEW CONSTR	1,000	01/10/2003
20021915	NEW CONSTR	85,000	11/08/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2777/491	3/24/2025	LE	U	I	11	100
GRANTOR: HOFFMAN KITTY B						
GRANTEE: CAUTHEN TIMOTHY A						
1471/0299	1/11/2007	WD	U	I	23	195,000
GRANTOR: HALL BEVERLY R						
GRANTEE: HOFFMAN KITTY B						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2003] W12 BAS=[YR=2003] W48 S14 FOP=[YR=2003] W4 STR=[YR=2003] W4S4E4N4$ S4 E4 N4 $ S12 E17FOP=[YR=2003] S8 E1 STR=[YR=2003] S4E5N4W5$E20 N3 STR=[YR=2003] E3N3W3S3$N5 W21 $ E31 N26 $ S26 E12 N26 $.

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	56	10	560.00	SF	6.50	6.50	100	2003	2003	3	82	2,985	
2	0810	CONCRETE A	0	100	12	4	48.00	SF	6.50	6.50	100	2003	2003	3	82	256	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 6,251

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	0006	R-2	100.00	86.00	100.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	270,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 270,000 Market: 0 Agricultural: 0 Common: 270,000 PRINTED 07/30/2025 BY SYS