BLOCK 241 E1/2 OF LOTS 109,110
111 & 112 IN OR 2302/1874
CITY OF FDNA BEACH

BECK CHRISTOPHER D/KILLPACK CHELSEY
1380 ELM ST
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-1800-0241-1090**

## BUILDING CHARACTERISTICS

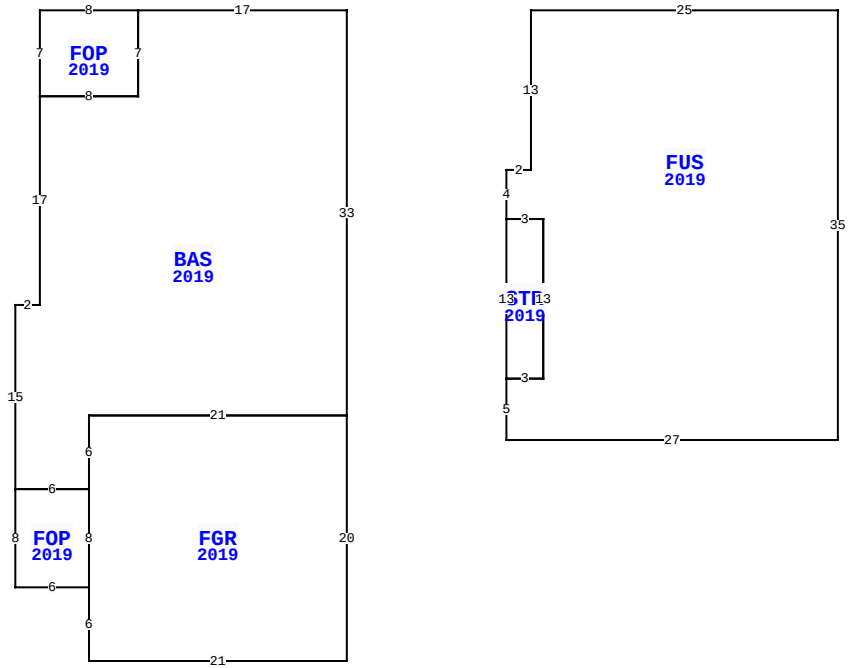
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1011.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 823 | 100 | 2019 | 823 | 132,208 |
| FGR | 420 | 55 | 2019 | 231 | 37,109 |
| FOP | 48 | 30 | 2019 | 14 | 2,249 |
| FOP | 56 | 30 | 2019 | 17 | 2,731 |
| FUS | 880 | 100 | 2019 | 880 | 141,365 |
| STR | 39 | 10 | 2019 | 4 | 643 |
| TOTALS | 2,266 | | | 1,969 | 316,303 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,969 | 124.1856 | 163.92 | 322,758 | 2019 | 2019 | 0 | 0 | 0 | 2.00 | 98.00 |

1 SNGL FAM – 100% - 2025 Heated Area: 1703 HX Base Yr 2025




1380 ELM ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/18/2024 MLU |
| 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 | | 316,303 |
| TOTAL MARKET OB/XF VALUE | | 6,731 |
| TOTAL LAND VALUE - MARKET | | 110,000 |
| TOTAL MARKET VALUE | | 433,034 |
| SOH/AGL Deduction | | 92,111 |
| ASSESSED VALUE | | 340,923 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 290,201 |
| TOTAL JUST VALUE | | 433,034 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 417,865 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20184023 | NEW CONSTR | 226,996 | 11/27/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2302/1874 | 8/26/2019 | WD | Q | I | 01 | 325,000 |
| GRANTOR: RIVER GREEN ESTATES L | | | | | | |
| GRANTEE: BECK CHRISTOPHER D | | | | | | |
| 2151/1435 | 10/11/2017 | WD | Q | V | 05 | 90,000 |
| GRANTOR: 14TH STREET FERNANDIN | | | | | | |
| GRANTEE: RIVER GREEN ESTATE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2019] W17 FOP=[YR=2019] W8 S7 E8 N7$ S7 W8 S17 W2 S15 FOP=[YR=2019] S8 E6 FGR=[YR=2019] S6 E21 N20 W21 S6 S8$ N8 W6$ E6 N6 E21 N33$ PTR= E15 FUS=[YR=2019] S13 W2 S4 STR=[YR=2019] S13 E3 N13 W3$ E3 S13 W3 S5 E27 N35 W25$ W15$.

## 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 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 652.00 | SF | 10.00 | 10.00 | 100 | 2019 | 2019 | 3 | 97 | 6,324 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 42.00 | SF | 10.00 | 10.00 | 100 | 2019 | 2019 | 3 | 97 | 407 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,731

| 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 | | R-2 | 50.00 | 100.00 | 50.00 | FF | | 1.00 | 1.00 | 1.00 | 2,200.00 | 2,200.00 | 110,000 | | | | | | | |

REVIEW DATE 06/26/2019 BY DJ Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 07/30/2025 BY SYS