

BLK 242 TRACT A OF LOT 1
CITY OF FDNA BEACH S/D OF
SEC 23-3N-28E UNR

POWELL JARED DEVANE
1302 BEECH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0242-01A0



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	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	220	100	2021	220	69,816
BAS	1,116	100	2021	1,116	354,157
FGR	121	55	2021	67	21,262
FOP	124	30	2021	37	11,741
FOP	155	30	2021	46	14,598
TOTALS	1,736			1,486	471,574

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVR	0	100	0	0	1,058.00	SF	10.00	10.00	
2	0462	ST/AL FNC	0	100	480	1	480.00	SF	10.00	10.00	
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		R-2	51.00	86.00	51.00	FF	1

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	1,486	202.8780	320.55	476,337	2021	2021	0	0	1.00	99.00
1 SFR CUST - 100% - 2025											
Heated Area: 1336											
HX Base Yr 2025											
1302 BEECH ST, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/07/2025 MLU											

TOTAL OB/XF											
15,475											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		471,574	
TOTAL MARKET OB/XF VALUE		15,475	
TOTAL LAND VALUE - MARKET		128,061	
TOTAL MARKET VALUE		615,110	
SOH/AGL Deduction		0	
ASSESSED VALUE		615,110	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		564,388	
TOTAL JUST VALUE		615,110	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		569,879	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200260	NEW CONSTR	0	09/17/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2659/1801	7/27/2023	WD	Q	I	01	660,000
GRANTOR: ROSEPIER RONALD C &						
GRANTEE: POWELL JARED DEVANE						
2444/0053	3/17/2021	WD	Q	I	01	363,900
GRANTOR: CMR ISLAND PROPERTIES						
GRANTEE: ROSEPIER RONALD C						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] W11 FOP=[YR=2021] W4 BAS=[YR=2021] W36 FOP=[YR=2021] W5 S31 E5 N31 \$ S31 E36 N31 \$ S31 E4 FGR=[YR=2021] E11 N11 W11 S11 \$ N31 \$ S20 E11 N20 \$.											