

BLOCK 260 SUB A & W 1/2 OF
S 14 FT OF SUB G OF LOT 5
CITY OF FDNA BEACH

BREWER MARJORIE
1401 BEECH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0260-05A0



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01

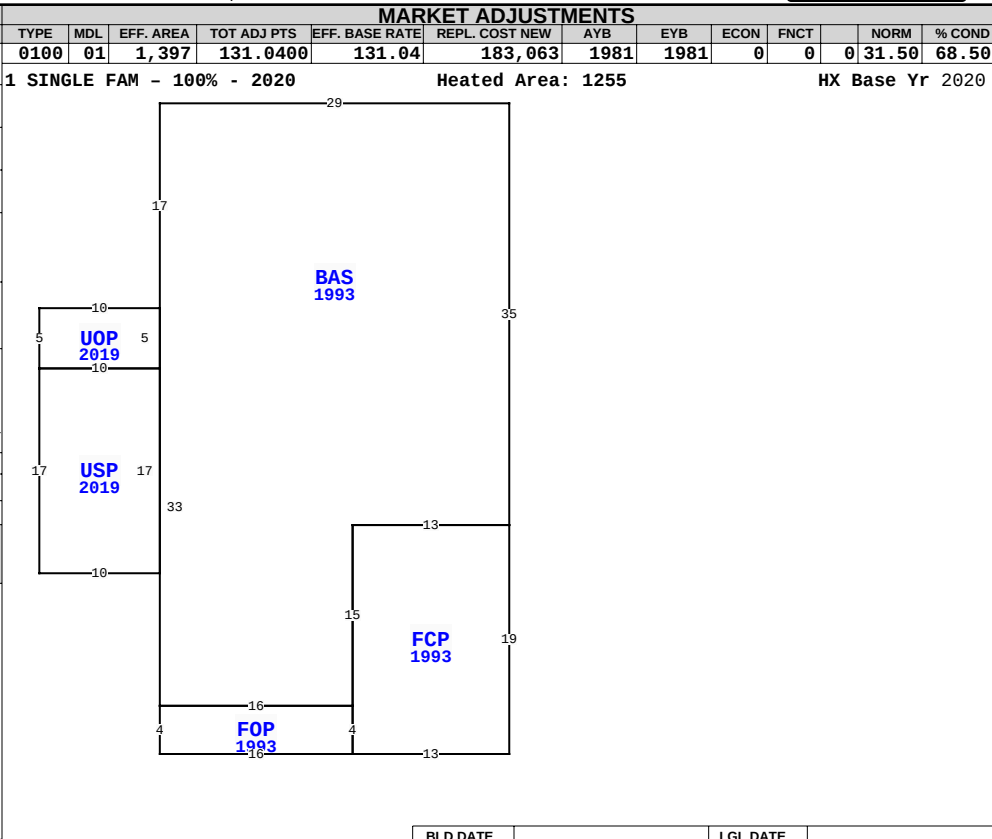
NEIGHBORHOOD/LOC	1008.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,255	100	1993	1,255	112,652
FCP	247	25	1993	62	5,565
FOP	64	30	1993	19	1,706
UOP	50	20	2019	10	897
USP	170	30	2019	51	4,578
TOTALS	1,786			1,397	125,398

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0810	CONCRETE A	0	100	0	0	288.00	SF	6.50										
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00										
3	0810	CONCRETE A	0	100	0	0	468.00	SF	6.50										

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



1401 BEECH ST, FERNANDINA BEACH	BLD DATE	LGL DATE	03/25/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0810	CONCRETE A	0	100	0	0	288.00	SF	6.50	6.50	100	1981	1981	3	32.5	608	
2	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	
3	0810	CONCRETE A	0	100	0	0	468.00	SF	6.50	6.50	100	2019	2019	3	97	2,951	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	125,398	
TOTAL MARKET OB/XF VALUE	5,187	
TOTAL LAND VALUE - MARKET	140,000	
TOTAL MARKET VALUE	270,585	
SOH/AGL Deduction	158,410	
ASSESSED VALUE	112,175	
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE	61,453	
TOTAL JUST VALUE	270,585	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	265,351	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190527	SCRNROOM	0	10/23/2019
41981	NEW CONSTR	47,550	04/01/1981

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
2714/253	5/23/2024	QC U I 11
GRANTOR: BREWER ANTHONY H		
GRANTEE: BREWER MARJORIE		
0865/0370	2/01/1999	WD Q I 80,500
GRANTOR: TAYLOR NORAUS E & JAM		
GRANTEE: BREWER ANTHONY H &		

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=1993] W29 S17 UOP=[YR=2019] W10 S5 USP=[YR=2019] S17 E10 N17 W10\$ E10 N5\$ S33 FOP=[YR=1993] S4 E16N4 W16\$ E16 FCP=[YR=1993] S4 E13 N19W13 S15\$ N15 E13 N35\$.		