BLOCK 270 LOT 14
CITY OF FDNA BEACH

PADGETT GREGORY J & ROBYN Y L/E/
223 BEECH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0270-0140

BUILDING CHARACTERISTICS

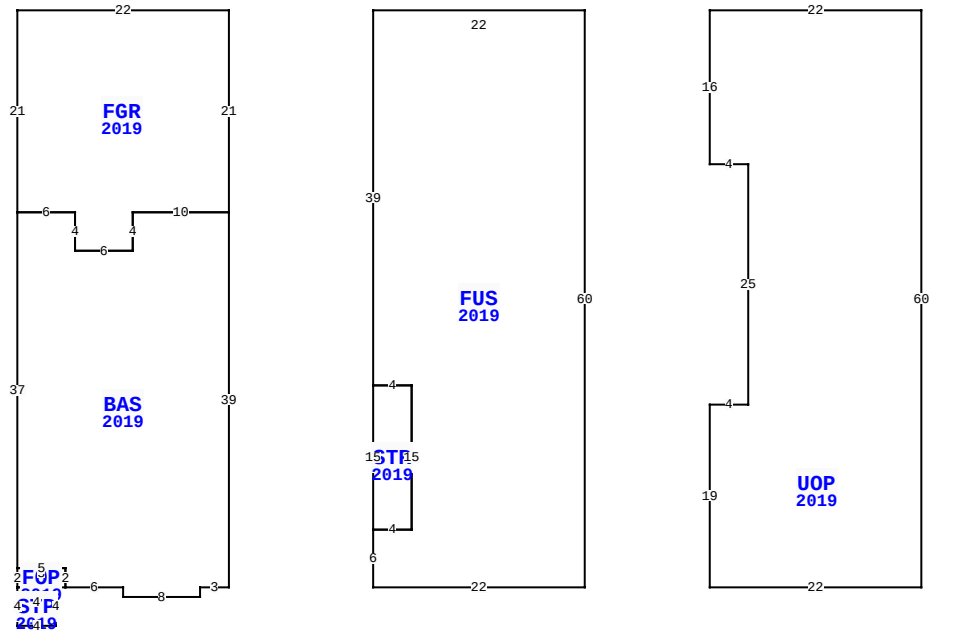
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.0400	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	832	100	2019	832	261,175
FGR	486	55	2019	267	83,814
FOP	10	30	2019	3	942
FUS	1,260	100	2019	1,260	395,529
STP	16	10	2019	2	628
STR	60	10	2019	6	1,883
UOP	1,220	20	2019	244	76,595
TOTALS	3,884			2,614	820,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	22	2,614	322.0628	322.06	841,865	2019	2019	0	0	0	2.53	97.47

1 TOWNHOUSE – 100% - 2022 Heated Area: 2092 HX Base Yr 2022



223 BEECH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2024 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		820,566
TOTAL MARKET OB/XF VALUE		12,702
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		958,268
SOH/AGL Deduction		345,262
ASSESSED VALUE		613,006
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		562,284
TOTAL JUST VALUE		958,268
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		921,912

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181924	NEW CONSTR	299,947	06/08/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2686/167	12/14/2023	WD	U	I	11	100
GRANTOR: PADGETT GREGORY J & R						
GRANTEE: PADGETT DONALD & RO						
2521/1263	12/14/2021	WD	Q	I	02	750,000
GRANTOR: MILLER LORRAINE SUSAN						
GRANTEE: PADGETT GREGORY J &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2019] W22 S21 BAS=[YR=2019] S37 FOP=[YR=2019] S2 STP=[YR=2019] S4 E4 N4 W4 $ E5 N2 W5$ E5 S2 E6 S1 E8 N1 E3 N39 W10 S4 W6 N4 W6$ E6 S4 E6 N4 E10 N21$ PTR=E15 FUS=[YR=2019] E22 S60 W22 N6 STR=[YR=2019] N15 E4 S15 W4$ E4 N15 W4 N39$ W15$ PTR= E50 UOP=[YR=2019] E22 S60 W22 N19 E4 N25 W4 N16$ W50$.

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	96.00	SF	10.00	10.00	100	2019	2019	3	97	931	
2	0855	CONC PAVER	0	100	0	0	162.00	SF	10.00	10.00	100	2019	2019	3	97	1,571	
3	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2024	2023		100	10,200	

LAND DESCRIPTION

TOTAL OB/XF 12,702

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	000310	C	TOWNHOUSE	100	0006	MU-1	0.00	0.00	2,500.00	SF		1.00	1.00	1.00	50.00	50.00	125,000							

REVIEW DATE 01/30/2024 BY TWA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS