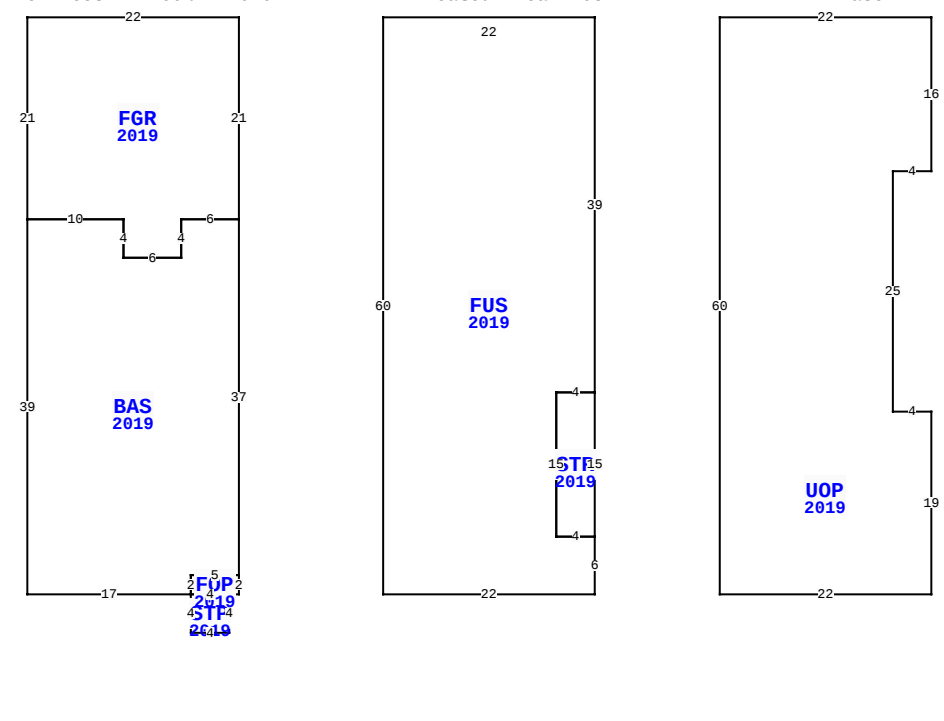


SIMPSON JONATHAN P & CHRISTINE L L/E/
229 BEECH ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0270-0150

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																	
Exterior Wall	10	ABOVE AVG 70	0320	22	2,606	322.0628	322.06	839,288	2019	2019	0	0	0	2.53	97.47																	
Exterior Wall	20	FACE BRICK 30	1 TOWNHOUSE - 100% - 2020										Heated Area: 2084										HX Base Yr 2020									
Roof Structure	01	FLAT 100																														
Roof Cover	04	BUILT-UP 100																														
Interior Wall	05	DRYWALL 100																														
Interior Floor	11	CLAY TILE 70																														
Interior Floor	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.	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	824	100	2019	824	258,663																											
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			3,876			2,606	818,054																									
EXTRA FEATURES			229 BEECH ST, FERNANDINA BEACH																													
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	0855	CONC PAVER	0	100	0	80.00	SF	10.00	10.00	100	2019	2019	3	97	776																	
2	0855	CONC PAVER	0	100	0	162.00	SF	10.00	10.00	100	2019	2019	3	97	1,571																	
3	0409	ELEVATOR R	0	100	0	1.00	UT	10,200.00	10,200.00	100	2024	2023		100	10,200																	
TOTAL OB/XF 12,547																																
LAND DESCRIPTION																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																																