BLOCK 270 LOT 17
CITY OF FDNA BEACH

DAV FLORIDA SERVICES LLC
P.O. BOX 767522
ROSWELL, GA 30076

2025

00-00-31-1800-0270-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

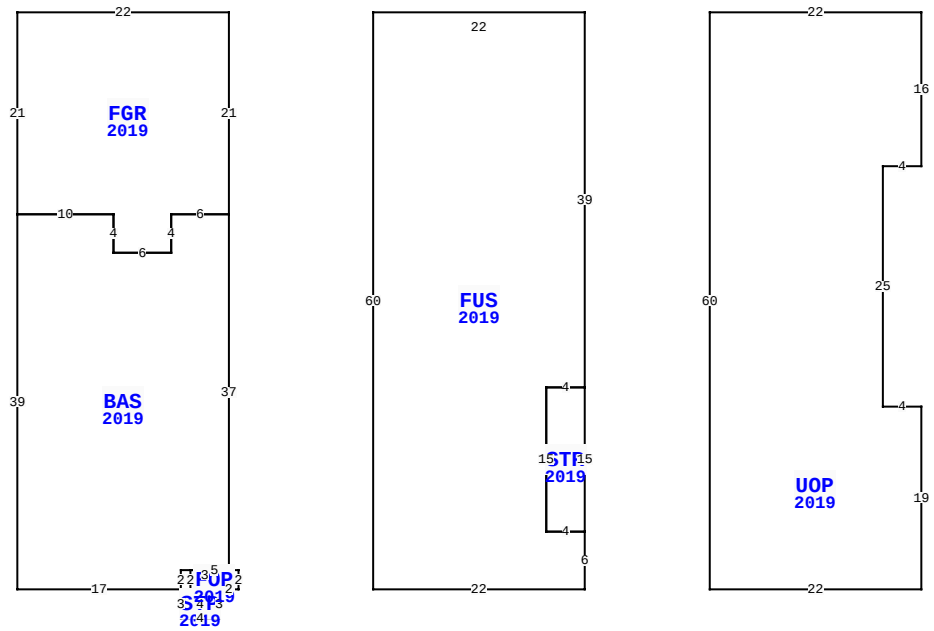
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	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	12	10	2019	1	314
STR	60	10	2019	6	1,883
UOP	1,220	20	2019	244	76,595
TOTALS	3,872			2,605	817,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	22	2,605	322.0628	322.06	838,966	2019	2019	0	0	0	2.53	97.47

1 TOWNHOUSE - 0% - 0 Heated Area: 2084 HX Base Yr



241 BEECH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	817,740
TOTAL MARKET OB/XF VALUE	12,586
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	955,326
SOH/AGL Deduction	258,148
ASSESSED VALUE	697,178
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	697,178
TOTAL JUST VALUE	955,326
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	919,095

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181765	NEW CONSTR	299,947	05/24/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2320/1096	11/15/2019	SW	U	I	30	539,800
GRANTOR: ADE 850 LLC						
GRANTEE: DAV FLORIDA SERVICE						
2304/0425	9/06/2019	SW	Q	I	02	531,100
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: ADE 850 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2019] W22 S21 BAS=[YR=2019] S39 E17 STP=[YR=2019] S3 E4 N3 FOP=[YR=2019] E2 N2 W5 S2 E3$ W4$N2 E5 N37 W6 S4 W6 N4 W10$ E10 S4 E6 N4 E6 N21$ PTR=E15 FUS=[YR=2019] E22 S39 STR=[YR=2019] S15 W4 N15 E4$ W4 S15 E4 S6 W22 N60$ W15$ PTR= E50 UOP=[YR=2019] E22 S16 W4 S25 E4 S19 W22 N60$ 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	0	0	0	84.00	SF	10.00	10.00	100	2019	2019	3	97	815	
2	0855	CONC PAVER	0	0	0	0	162.00	SF	10.00	10.00	100	2019	2019	3	97	1,571	
3	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00	100	2024	2023		100	10,200	

LAND DESCRIPTION

TOTAL OB/XF 12,586

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	0	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