BLOCK 270 LOT 18
CITY OF FDNA BEACH

DAV FLORIDA SERVICES LLC
PO BOX 767522
ROSWELL, GA 30076

2025

00-00-31-1800-0270-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

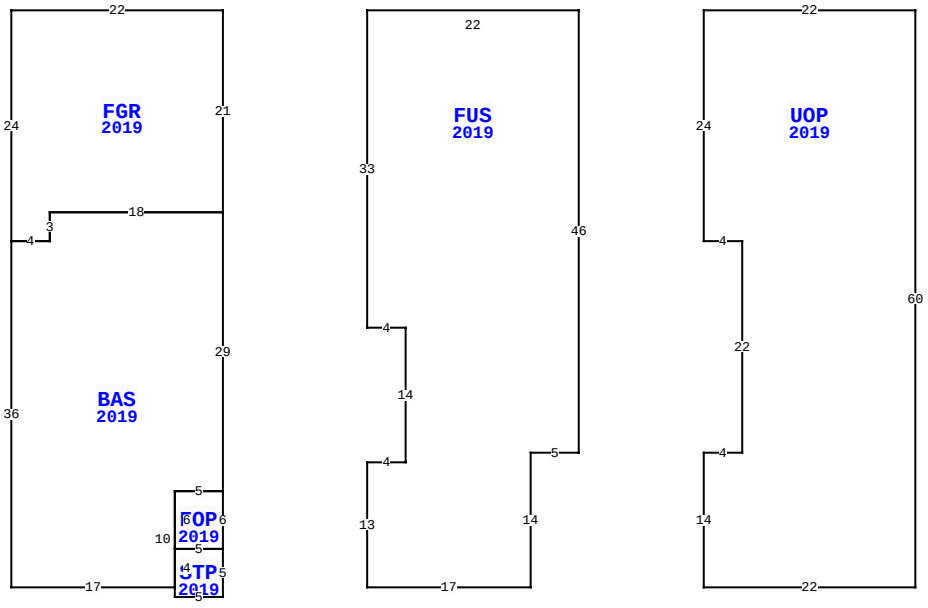
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	796	100	2019	796	252,039
FGR	474	55	2019	261	82,641
FOP	30	30	2019	9	2,850
FUS	1,194	100	2019	1,194	378,058
STP	25	10	2019	2	634
UOP	1,232	20	2019	246	77,891
TOTALS	3,751			2,508	794,111

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	22	2,508	324.8452	324.85	814,724	2019	2019	0	0	0	2.53	97.47

1 TOWNHOUSE – 0% - 2025 Heated Area: 1990 HX Base Yr



247 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	794,111
TOTAL MARKET OB/XF VALUE	12,043
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	931,154
SOH/AGL Deduction	0
ASSESSED VALUE	931,154
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	931,154
TOTAL JUST VALUE	931,154
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	895,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181760	NEW CONSTR	290,527	05/23/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2697/1624	3/01/2024	WD	U	I	11	100
GRANTOR: DAV VENTURE TRUST						
GRANTEE: DAV FLORIDA SERVICE						
2303/1301	9/06/2019	SW	Q	I	02	542,900
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: DAV VENTURE TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2019] W22 S24 BAS=[YR=2019] S36 E17 STP=[YR=2019] S1 E5 N5 FOP=[YR=2019] N6 W5 S6 E5$ W5 S4$ N10 E5 N29 W18 S3 W4$ E4 N3 E18 N21$ PTR= E15 FUS=[YR=2019] E22 S46 W5 S14 W17 N13 E4 N14 W4 N33$ W15$ PTR= E50 UOP=[YR=2019] E22 S60 W22 N14 E4 N22 W4 N24$ 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	28.00	SF	10.00	10.00	100	2019	2019	3	97	272	
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 12,043

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