

PT OF LOT 11 IN OR 2372/1911
(EX PT IN OR 1122/1629)
CITRONA S/D U/R

TUTEN JAMES E & JOYCE M
2120 BEECH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1180-0011-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality			06	Quality Level 06
DOR CODE			0100	SINGLE FAMILY
MAP NUM				MKT AREA 01
NEIGHBORHOOD/LOC			1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,717	100	1993	1,717	263,378
BAS	108	100	2008	108	16,567
BAS	81	100	2024	81	12,425
FOP	32	30	2024	10	1,534
FUS	360	100	1993	360	55,222
FUS	177	100	2024	177	27,150
STR	44	10	2024	4	614
TOTALS	2,519			2,457	376,890

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	1241	WD DECK G	0 100	10	15	150.00	UT	14.38	14.38
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
5	1242	WD DECK A	0 100	0	0	530.00	SF	10.00	10.00
6	0510	GARAGE WD-	0 100	26	56	1,456.00	SF	14.00	14.00
7	0680	POLE SHED	0 100	8	15	120.00	SF	10.00	10.00
9	0350	CARPORT WD	0 100	40	16	640.00	SF	13.00	13.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	RES MARSH	100		R-1	0.00	0.00	1.13

REVIEW DATE 01/29/2024 BY DJ

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,457	99.3600	164.94	405,258	1948	2010	0	0	7.00	93.00
1 SFR CUST 100% - 2021 Heated Area: 2443 HX Base Yr 2021											

2120 BEECH ST, FERNANDINA BEACH									
BLD DATE					LGL DATE				
XF DATE					LAND DATE				
INC DATE					AG DATE				
					05/05/2026 MLU				

TOTAL OB/XF									
12,711									

Total Acres: 1.13 Total Land Value: 254,250 Market: 0 Agricultural: 0 Common: 254,250

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		616,897	
TOTAL MARKET OB/XF VALUE		12,711	
TOTAL LAND VALUE - MARKET		254,250	
TOTAL MARKET VALUE		883,858	
SOH/AGL Deduction		144,389	
ASSESSED VALUE		739,469	
TOTAL EXEMPTION VALUE		56,411	
BASE TAXABLE VALUE		683,058	
TOTAL JUST VALUE		883,858	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		829,076	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222184	ADDITION	0	06/30/2022
20220957	MTL ROOF	0	04/28/2022
20060322	XFOB	4,500	02/09/2006
20052245	REPAIR/RRF	1,000	07/18/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2372/1911	6/30/2020	WD	Q	I	01	810,000
GRANTOR: BURT JEFFREY R & MARI						
GRANTEE: TUTEN JAMES E & JOY						
0785/0814	2/20/1997	WD	Q	I		119,000
GRANTOR: BRITTON LOUISE P/R FO						
GRANTEE: BURT JEFFREY R & MA						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=-6,0] W16 N12 W32 D5L2 D5L3 S12 E37 D10.11L0.1 D0.1L1.11 S8 S16 E24 N27 W6 N18 \$									
FUS=[YR=1993;ORIG=19,20] E7 E17 S15 W24 N15 \$									
FUS=[YR=2024;ORIG=43,35] E3 N24 W8 S4 W11 W1 S5 E17 S15 \$									
BAS=[YR=2008;ORIG=0,0] W6 S18 E6 N18 \$									
BAS=[YR=2024;ORIG=0,18] E3 S27 W3 N27 \$									
STR=[YR=2024;ORIG=27,11] E11 S4 W11 N4 \$									
FOP=[YR=2024;ORIG=-28,21] E4 S8 W4 N8 \$									
PTR=[ORIG=0,0] E15 W15 \$									

OTHER ADJUSTMENTS AND NOTES									

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BUILDING DIMENSIONS												
FST=[YR=1993] W1 N17W20 S17W1 S16 FST=[YR=2014] S8 E22 N8 W22												
E22 N16 \$ PTR= E15 APT=[YR=1993] E8 N6 E6 S1 E3 S4 W3 S1 E8												
S24 W22 N24 \$ W15 \$.												