W42 FT OF N125 OF LOT 46 &
E33 FT OF N125 OF LOT 72
IN OR 1903/871

TOMASZEWSKI NEAL RICHARD
2000 BEECH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1180-0046-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

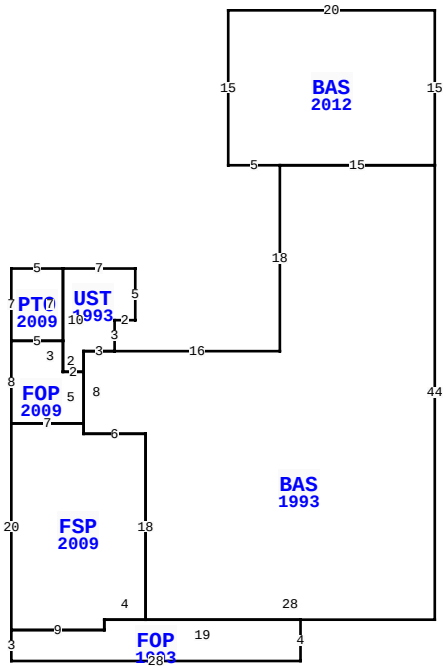
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	10	ABOVE AVG 40
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 80
Roof Cover	12	MODULAR MT 20
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	09	PINE WOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 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	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,046	100	1993	1,046	128,354
BAS	300	100	2012	300	36,813
FOP	103	30	1993	31	3,804
FOP	50	30	2009	15	1,841
FSP	250	40	2009	100	12,271
PTO	35	5	2009	2	246
UST	54	45	1993	24	2,945
TOTALS	1,838			1,518	186,274

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,518	133.2528	139.92	212,399	1953	2000	0	0	0	12.30	87.70

1 SINGLE FAM 100% - 2017 Heated Area: 1346 HX Base Yr 2017



2000 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		186,274
TOTAL MARKET OB/XF VALUE		13,440
TOTAL LAND VALUE - MARKET		210,000
TOTAL MARKET VALUE		409,714
SOH/AGL Deduction		176,601
ASSESSED VALUE		233,113
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		181,702
TOTAL JUST VALUE		409,714
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		406,752

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120062	REPLACE DOOR	1,204	01/13/2012
20111836	H/AC	3,000	10/11/2011
20111811	ELEC. FOR ADDITIO	600	10/10/2011
20111756	NEW BATH	2,500	10/03/2011
20111628	ADDITION	32,200	09/16/2011
20111629	REMOVE TREE FOR A	50	09/16/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1903/0871	2/14/2014	TD	Q	I	02	192,000
GRANTOR: COWART JAMES STEVEN &						
GRANTEE: TOMASZEWSKI NEAL RI						
1725/1449	2/16/2011	QC	U	I	11	100
GRANTOR: COWART JAMES S & GWEN						
GRANTEE: COWART JAMES STEVEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W20S15E5 BAS=[YR=1993] S18 W16 UST=[YR=1993] N3 E2N5 W7 PTO=[YR=2009] W5S7 FOP=[YR=2009] S8 FSP=[YR=2009] S20 FOP=[YR=1993] S3E28N4W19 S1W9$ E9N1E4N18W6N1W7$E7N5W2N3 W5$ E5N7$S10E2N2E3$ W3S8E6S18 E28N44 W15$ E15N15$. .

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
4	0510	GARAGE WD-	0	100	20	16	320.00	SF	87.50	87.50	100	2009	2009	3	48	13,440	

LAND DESCRIPTION

TOTAL OB/XF 13,440

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	000100	C	RES	100	0006	R-1	75.00	125.00	75.00	FF		1.00	1.00	1.00	2,800.00	2,800.00	210,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 07/09/2026 BY SYS