BLOCK 2 LOT 13
OAK LAWN PARK #1 PB 2/52

BUCHANAN CHELSEA/RUBANOWICE RONALD A JR
1705 BEECH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-150A-0002-0130

BUILDING CHARACTERISTICS

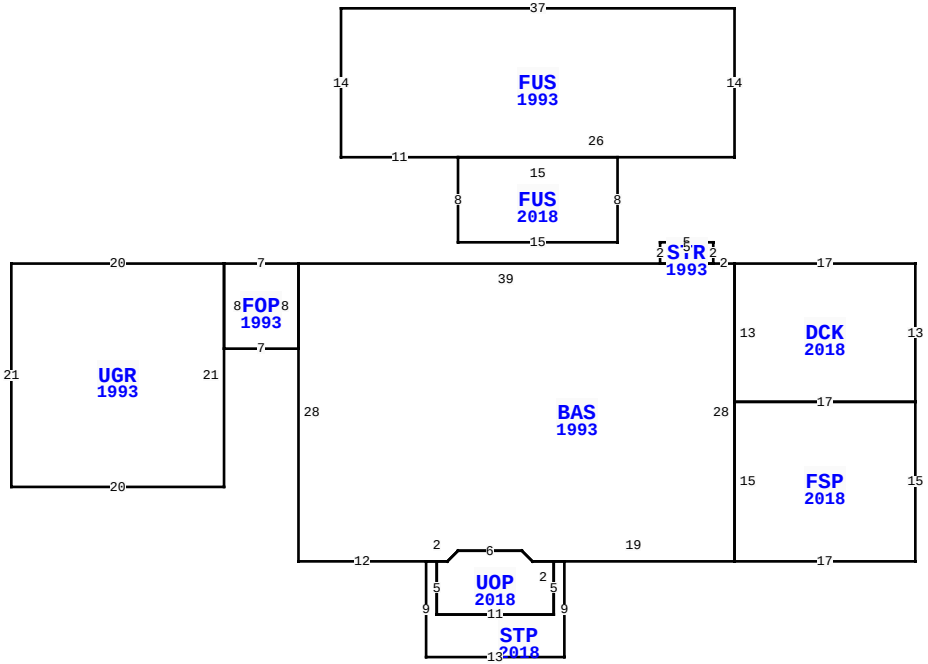
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,141	100	1993	1,141	120,077
DCK	221	10	2018	22	2,315
FOP	56	30	1993	17	1,789
FSP	255	40	2018	102	10,734
FUS	518	100	1993	518	54,514
FUS	120	100	2018	120	12,629
STP	62	10	2018	6	632
STR	10	10	1993	1	105
UGR	420	45	1993	189	19,890
UOP	62	20	2018	12	1,263
TOTALS	2,865			2,128	223,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,128	114.2190	119.93	255,211	1967	2000	0	0	0	12.25	87.75

1 SINGLE FAM 100% - 2023 Heated Area: 1779 HX Base Yr 2023



1705 BEECH ST, FERNANDINA BEACH

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

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1967	1967	3	27	540	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	97	1,940	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		223,948
TOTAL MARKET OB/XF VALUE		2,480
TOTAL LAND VALUE - MARKET		174,720
TOTAL MARKET VALUE		401,148
SOH/AGL Deduction		24,218
ASSESSED VALUE		376,930
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		320,519
TOTAL JUST VALUE		401,148
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		393,862

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173002	ADDITION	55,000	10/02/2017
20071331	OTHER	1,045	07/17/2007
20062778	H/AC	0	12/21/2006
20062772	ELEC OTHER	0	12/19/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2498/1205	9/21/2021	WD	Q	I	01	390,000
GRANTOR: DAV VENTURE TRUST						
GRANTEE: BUCHANAN CHELSEA &						
2084/1018	11/21/2016	WD	Q	I	01	254,000
GRANTOR: LEWIS SONYA J ET AL						
GRANTEE: DAV VENTURE TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 STR=[YR=1993] N2W5 S2E5$ W39 FOP=[YR=1993] W7 UGR=[YR=1993] W20 S21 E20 N21$ S8 E7N8$ S28 E12 STP=[YR=2018] S9 E13 N9 W1 UOP=[YR=2018] W2 U1 L1 W6 D1 L1 W1 S5 E11 N5$ S5 W11 N5 W1$ E2 U1 R1 E6 D1 R1 E19 FSP=[YR=2018] E17 N15 DCK=[YR=2018] N13 W17 S13 E17$ W17 S15$ N28$ PTR=N10 FUS=[YR=1993] N14 W37 S14 E11 FUS=[YR=2018] S8 E15 N8 W15$ E26 $ S10 $.

LAND DESCRIPTION

TOTAL OB/XF 2,480

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	65.00	137.00	65.00	FF	1	1.12	1.00	1.12	2,400.00	2,688.00	174,720							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 174,720 Market: 0 Agricultural: 0 Common: 174,720 PRINTED 07/09/2026 BY SYS