BLK 3 LOT 2
OAKLAWN PARK #1 S/D PBK 2/52
& BLK 3 LOT 4

CASON KEITH G
1704 BEECH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-150A-0003-0020

BUILDING CHARACTERISTICS

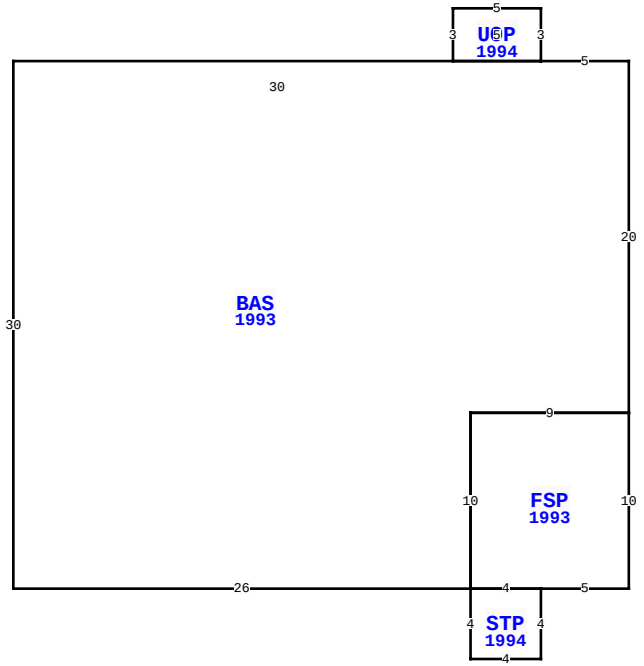
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	960	100	1993	960	68,229
FSP	90	40	1993	36	2,559
STP	16	10	1994	2	142
UOP	15	20	1994	3	213
TOTALS	1,081			1,001	71,143

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,001	93.3660	98.03	98,128	1951	1985	0	0	0	27.50	72.50

1 SINGLE FAM 100% - 1979 Heated Area: 960 HX Base Yr 1979



1704 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	0510	GARAGE WD-	0	100	22	14	308.00	SF	35.00	35.00	100	1960	1960	3	20	2,156	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	71,143
TOTAL MARKET OB/XF VALUE	2,156
TOTAL LAND VALUE - MARKET	381,408
TOTAL MARKET VALUE	454,707
SOH/AGL Deduction	380,930
ASSESSED VALUE	73,777
TOTAL EXEMPTION VALUE	HX HB 48,777
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	454,707
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	451,792

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0550/0242	8/16/1988	QC	Q	I	01	100
GRANTOR: CASON PAMELA G						
GRANTEE: CASON KEITH G						
0261/0309	3/22/1978	WD	U	I		27,900
GRANTOR: GRAY JOHNNIE E & IREN						
GRANTEE: CASON KEITH G & PAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 UOP=[YR=1994] N3W5S3E5$ W30 S30
E26STP=[YR=1994] S4E4N4 FSP=[YR=1993] E5N10W9S10E4$ W4$ N10
E9N20$.

LAND DESCRIPTION

TOTAL OB/XF 2,156

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	137.00	158.00	137.00	FF	1	1.16	1.00	1.16	2,400.00	2,784.00	381,408							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 381,408 Market: 0 Agricultural: 0 Common: 381,408 PRINTED 07/09/2026 BY SYS