PT LOT 228 OF OUTLOTS S/D UNR
& LOT 3 OF BLK 6 OF OAKLAWN
PARK #2 S/D UNR IN

HARVLEY DENESE
1806 BEECH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1600-0228-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 70
Interior Wall	05	DRYWALL 30
Interior Floo	13	LVT/LAMNT 70
Interior Floo	15	HARDTILE 30
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	03	Quality Level 03

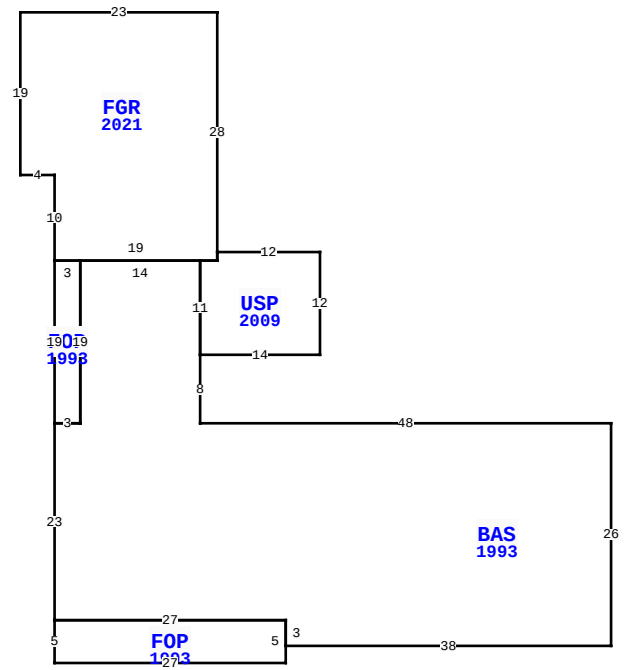
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,875	100	1993	1,875	229,216
FGR	627	55	2021	345	42,176
FOP	57	30	1993	17	2,079
FOP	135	30	1993	40	4,890
USP	166	30	2009	50	6,112
TOTALS	2,860			2,327	284,472

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,327	113.4840	157.74	367,061	1950	1980	0	0	0	22.50	77.50

1 SNGL FAM 100% - 2013 Heated Area: 1875 HX Base Yr 2013



1806 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
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	74	1,480	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2014	2014	04	90	45,000	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		284,472
TOTAL MARKET OB/XF VALUE		46,480
TOTAL LAND VALUE - MARKET		356,160
TOTAL MARKET VALUE		687,112
SOH/AGL Deduction		486,824
ASSESSED VALUE		200,288
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		148,877
TOTAL JUST VALUE		687,112
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		661,885

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211293	GARAGE	0	05/19/2021
20132778	VINFNC	0	12/09/2013
20132277	SWIM POOL	24,900	09/27/2013
20100086	OTHER	0	01/19/2010
8969	REPAIR/RRF	1,200	03/31/1995
7930	REPAIR/RRF	4,000	10/04/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1802/1598	7/17/2012	WD	Q	I	02	155,000
GRANTOR: MAYBERRY BRADLEY A &						
GRANTEE: HARVLEY DONALD & DE						
1563/1203	4/28/2008	WD	Q	I	01	280,000
GRANTOR: MAYBERRY PHILIP A & D						
GRANTEE: MAYBERRY BRADLEY AL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48N8 USP=[YR=2009] E14N12 W12FGR=[YR=2021] N28 W23 S19 E4 S10 FOP=[YR=1993] S19E3 N19 W3$ E19 N1$ S1 W2 S11$ N11 W14 S19 W3 S23 FOP=[YR=1993] S5 E27 N5 W27$ E27 S3 E38 N26$.

LAND DESCRIPTION

TOTAL OB/XF 46,480

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	106.00	162.00	106.00	FF		1.00	1.00	1.20	2,800.00	3,360.00	356,160							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 356,160 Market: 0 Agricultural: 0 Common: 356,160 PRINTED 07/09/2026 BY SYS