LOT 57
IN OR 1853/658
PARKWAY NORTH PB 5/263

NEWLIN JOYCE S
4452 BEAN ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-163N-0057-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

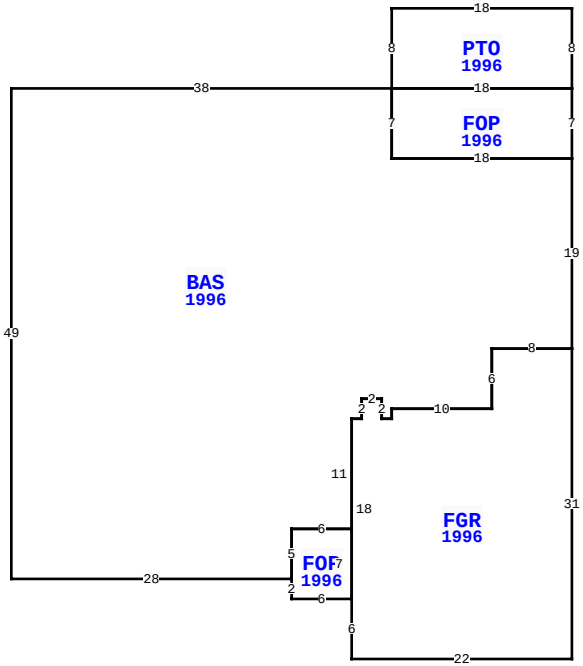
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1072.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,166	100	1996	2,166	383,580
FGR	598	55	1996	329	58,263
FOP	42	30	1996	13	2,302
FOP	126	30	1996	38	6,729
PTO	144	5	1996	7	1,240
TOTALS	3,076			2,553	452,114

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,553	121.2288	201.24	513,766	1996	2001	0	0	0	12.00	88.00

1 SFR CUST 100% - 2014 Heated Area: 2166 HX Base Yr 2014



4452 BEAN ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		452,114
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		210,000
TOTAL MARKET VALUE		662,114
SOH/AGL Deduction		296,125
ASSESSED VALUE		365,989
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		314,578
TOTAL JUST VALUE		662,114
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		647,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132140	ALFNC	0	09/13/2013
20131240	REMKITCHEN	25,000	06/04/2013
20051931	XFOB	5,000	06/08/2005
B959447	NEW CONSTR	105,936	11/22/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1853/0658	4/24/2013	WD	Q	I	02	320,000
GRANTOR: FROEHLICH BURT TRUSTE						
GRANTEE: SANGER SIMON H ETAL						
1853/0657	4/24/2013	QC	U	I	11	100
GRANTOR: FROEHLICH BURT						
GRANTEE: SANGER SIMON H ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1996] W18 S8 BAS=[YR=1996] W38 S49 E28 FOP=[YR=1996] S2 E6 FGR=[YR=1996] S6 E22 N31 W8 S6 W10 S1 W1 N2 W2 S2 W1 S18$ N7 W6 S5$ N5 E6 N11 E1 N2 E2 S2 E1 N1 E10 N6 E8 N19 FOP=[YR=1996] N7 W18 S7 E18$ W18 N7$ E18 N8$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000134	C	RES POND	100		R1-G	0.00	0.00	1.00	UT		1.00	1.00	1.05	200,000.00	210,000.00	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