LOT 59
PARKWAY NORTH PB 5/263

GARCIA FAMILY TRUST/GARCIA ERNEST TRUSTEE
4444 BEAN STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-163N-0059-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

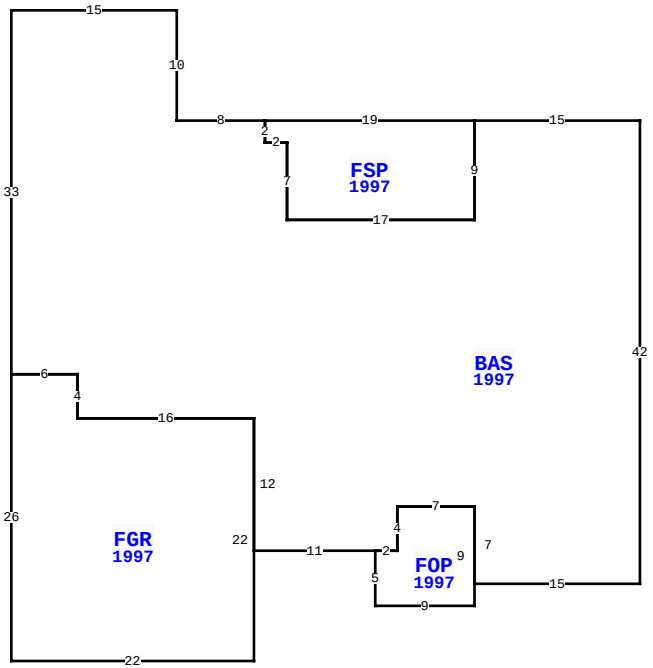
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,945	100	1997	1,945	334,055
FGR	508	55	1997	279	47,918
FOP	73	30	1997	22	3,779
FSP	157	40	1997	63	10,821
TOTALS	2,683			2,309	396,572

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,309	120.3048	199.71	461,130	1997	1997	0	0	0	14.00	86.00

1 SFR CUST 100% - 2017 Heated Area: 1945 HX Base Yr 2017



4444 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		396,572
TOTAL MARKET OB/XF VALUE		3,235
TOTAL LAND VALUE - MARKET		210,000
TOTAL MARKET VALUE		609,807
SOH/AGL Deduction		262,165
ASSESSED VALUE		347,642
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		296,231
TOTAL JUST VALUE		609,807
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		587,279

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9710592	NEW CONSTR	126,744	07/09/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
202645014247	5/05/2026	WD	U	I	11	100
GRANTOR: GARCIA ERNEST & BARBA						
GRANTEE: GARCIA FAMILY TRUST						
1992/1704	7/09/2015	WD	Q	I	01	349,000
GRANTOR: RAFFERTY GEORGE P REV						
GRANTEE: GARCIA ERNEST & BAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W15 FSP=[YR=1997] W19 S2 E2 S7 E17 N9$ S9 W17 N7 W2 N2 W8 N10 W15 S33 FGR=[YR=1997] S26 E22 N22 W16 N4 W6$ E6 S4 E16 S12 E11 FOP=[YR=1997] S5 E9 N9 W7 S4 W2$ E2 N4 E7 S7 E15 N42$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	77	2,695	
5	1242	WD DECK A	0	100	0	0	270.00	SF	10.00	10.00	100	2000	2000	3	20	540	

LAND DESCRIPTION

TOTAL OB/XF 3,235

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