LOT 62
PARKWAY NORTH PB 5/263

P&J DWYER LIVING TRUST/DWYER JENNIFER CIRA TRUSTEE
4432 BEAN ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-163N-0062-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

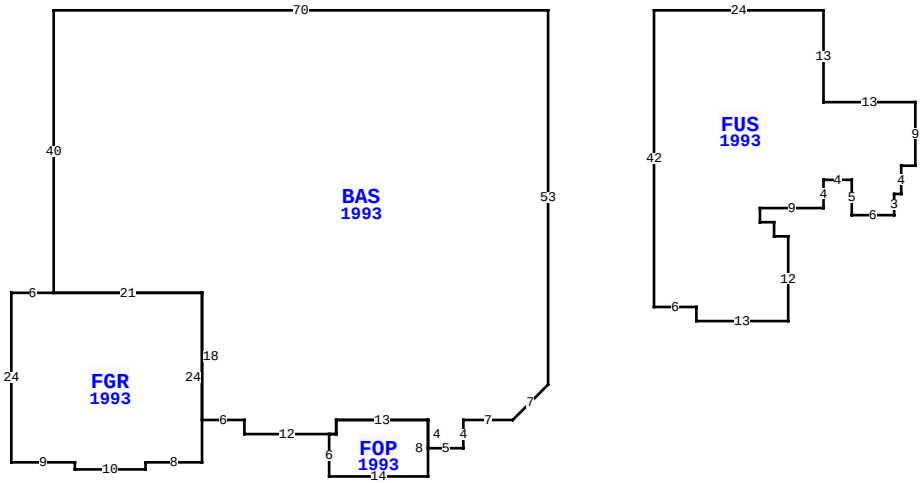
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	3,716	100	1993	3,716	665,285
FGR	658	55	1993	362	64,809
FOP	110	30	1993	33	5,908
FUS	1,123	100	1993	1,123	201,053
TOTALS	5,607			5,234	937,055

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	5,234	129.1620	214.41	1,122,222	1992	1992	0	0	0	16.50	83.50

1 SFR CUST 100% - 2025 Heated Area: 4839 HX Base Yr 2025



4432 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		937,055
TOTAL MARKET OB/XF VALUE		83,193
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		1,220,248
SOH/AGL Deduction		49,112
ASSESSED VALUE		1,171,136
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,119,725
TOTAL JUST VALUE		1,220,248
NCON VALUE		78,360
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,109,201

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0571	ENCLOSURE	17,471	01/07/2025
2024-0560	POOL	112,000	10/17/2024
B9610017	REPAIR/RRF	9,500	09/05/1996
6854	NEW CONSTR	195,000	01/06/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2719/1410	6/17/2024	WD	Q	I	01	1,225,000
GRANTOR: HOFFMANN GABRIELE						
GRANTEE: P&J DWYER LIVING TR						
2440/1312	3/09/2021	QC	U	I	11	100
GRANTOR: HOFFMANN WOLF						
GRANTEE: HOFFMANN GABRIELE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W70 S40 FGR=[YR=1993] W6 S24 E9 S1 E10 N1 E8 N24 W21 $ E21 S18 E6 S2 E12 FOP=[YR=1993] S6 E14 N8 W13 S2 W1 $ E1 N2 E13 S4 E5 N4 E7 U5 R5 N53 $ PTR= E15 FUS=[YR=1993] E24 S13 E13 S9 W2 S4 W1 S3 W6 N5 W4 S4 W9 S2 E2 S2 E2 S12 W13 N2 W6 N42 $ W15 $.

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	1992	1992	3	68	1,360	
3	1125	CB/STC 6"	0	100	0	0	630.00	SF	7.35	7.35	100	2000	2000	3	75	3,473	
6	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2026	2025	05	100	60,000	
7	0911	SCRN RM A	0	100	0	0	1,020.00	SF	18.00	18.00	100	2026	2025		100	18,360	

LAND DESCRIPTION

TOTAL OB/XF 83,193

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		R1-G	0.00	0.00	1.00	UT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS