

BLOCK 26 W1/2 OF LOT 16
IN OR 1468/893
CITY OF FDNA BEACH

CHRISTNER TAINA M
406 BEECH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0026-0162



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	12	CEDAR 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 90			
Roof Cover	01	MINIMUM 10			
Interior Wall	05	DRYWALL 100			
Interior Floo	12	HARDWOOD 60			
Interior Floo	14	CARPET 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 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	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			01
NEIGHBORHOOD/LOC	1005.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	782	100	1993	782	119,733
BAS	82	100	2001	82	12,555
UOP	70	20	2012	14	2,144
TOTALS	934			878	134,431

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	878	125.1720	173.99	152,763	1891	2001	0	0	0 12.00	88.00	
1 SNGL FAM			100% - 2012		Heated Area: 864			HX Base Yr 2012				
UOP 2012 BAS 2001 BAS 1993												

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BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2026 MLU

NASSAU COUNTY PROPERTY				PAGE 1 of 1		2
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				134,431		
TOTAL MARKET OB/XF VALUE				258		
TOTAL LAND VALUE - MARKET				137,500		
TOTAL MARKET VALUE				272,189		
SOH/AGL Deduction				175,786		
ASSESSED VALUE				96,403		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				44,992		
TOTAL JUST VALUE				272,189		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				249,007		

EXTRA FEATURES							406 BEECH ST, FERNANDINA BEACH				INC DATE				AG DATE			
L N	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	1242	WD DECK A	0	100	15	6	90.00	SF	10.00	10.00	100	2000	2000	3	20	180		
2	1242	WD DECK A	0	100	13	3	39.00	SF	10.00	10.00	100	2000	2000	3	20	78		