

BLOCK 28 LOT 7 & W28 FT OF 8
EX W'LY 1 FT OF 7
CITY OF FDNA BEACH

TEIXEIRA DAVID LIVING TRUST/TEIXEIRA MELISSA LIVIN
509 BEECH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0028-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	07	ASB SHNGLE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality 04 Quality Level 04

DOR CODE 0100 SINGLE FAMILY

MAR NUM MKT AREA 01

NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	940	100	1993	940	129,908
FOP	176	30	1993	53	7,325
FSP	204	40	1995	82	11,333
FUS	736	100	1993	736	101,716

TOTALS 2,056 1,811 250,282

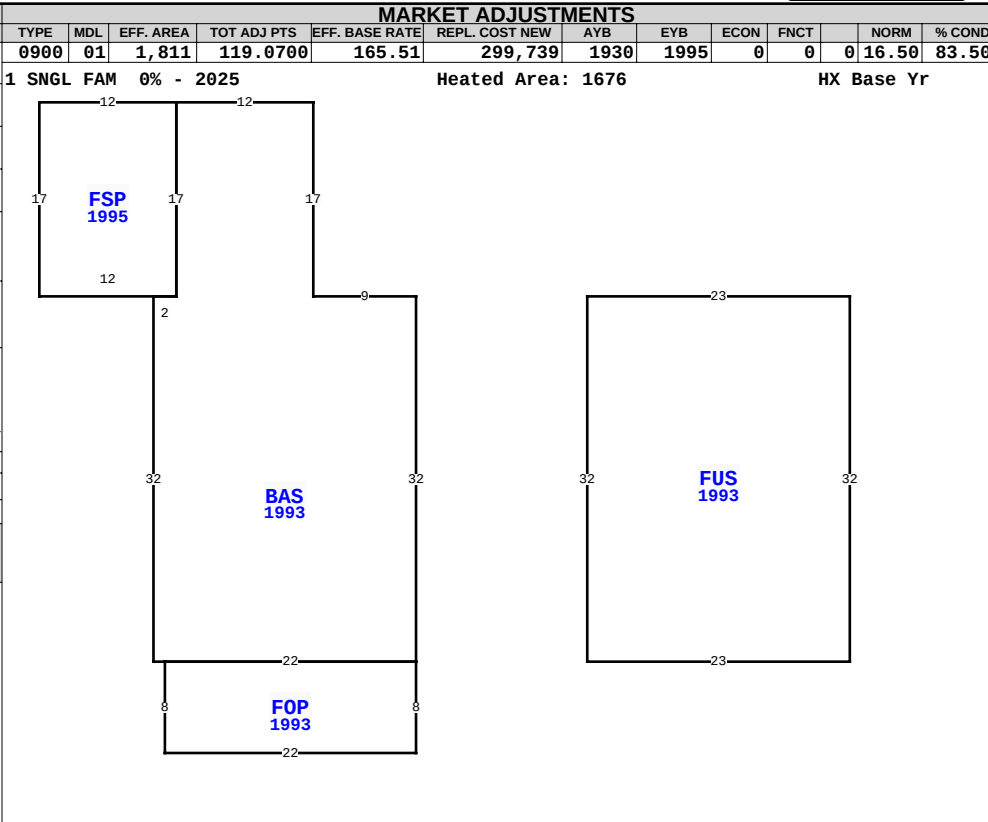
EXTRA FEATURES

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	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	1980	1980	3	20	480	
5	1242	WD DECK A	0	0	10	4	40.00	SF	10.00	10.00	100	1995	1995	3	20	80	
6	0940	SHEDS/PORT	0	0	4	4	16.00	SF	30.00	30.00	100	2001	2001	3	20	96	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0	0003	R-2	77.00	100.00	77.00	FF		1.00	1.00	1.00	5,500.00	5,500.00	423,500							

REVIEW DATE 01/01/2023 BY CD



509 BEECH ST, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/05/2026 MLU

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		250,282
TOTAL MARKET OB/XF VALUE		656
TOTAL LAND VALUE - MARKET		423,500
TOTAL MARKET VALUE		674,438
SOH/AGL Deduction		4,490
ASSESSED VALUE		669,948
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		669,948
TOTAL JUST VALUE		674,438
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		609,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED
DEMUR-2025-0	DEMO EXSISTING KI	4,000	05/21/2025
2025--0939	INGROUND FIBERGLA	0	03/27/2025
20120508	REROOF W/30YR SHN	3,000	03/27/2012
9170	ADDITION	5,000	06/27/1995
8450	REPAIR/RRF	3,500	07/19/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2724/440	7/10/2024	WD	Q	I	01	675,000
GRANTOR: EELLS RUSSELL E						
GRANTEE: TEIXEIRA DAVID LIVI						
0446/0146	2/14/1985	WD	Q	I		36,000
GRANTOR: MERSING MARY P						
GRANTEE: EELLS RUSSELL E & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 N17 W12 FSP=[YR=1995] W12 S17 E12 N17 \$ S17
W2 S32E1 FOP=[YR=1993] S8 E22 N8 W22 \$ E22 N32 \$ PTR=E15
FUS=[YR=1993] E23 S32 W23 N32 \$ W15 \$.

Total Acres: 0.00 Total Land Value: 423,500 Market: 0 Agricultural: 0 Common: 423,500 PRINTED 07/09/2026 BY SYS