BLOCK 39 LOT E 1/2 OF 8
IN OR 898/1253
CITY OF FDNA BEACH

NELSON CHRIS S & ELIZABETH D
614 BEECH STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0039-0081

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

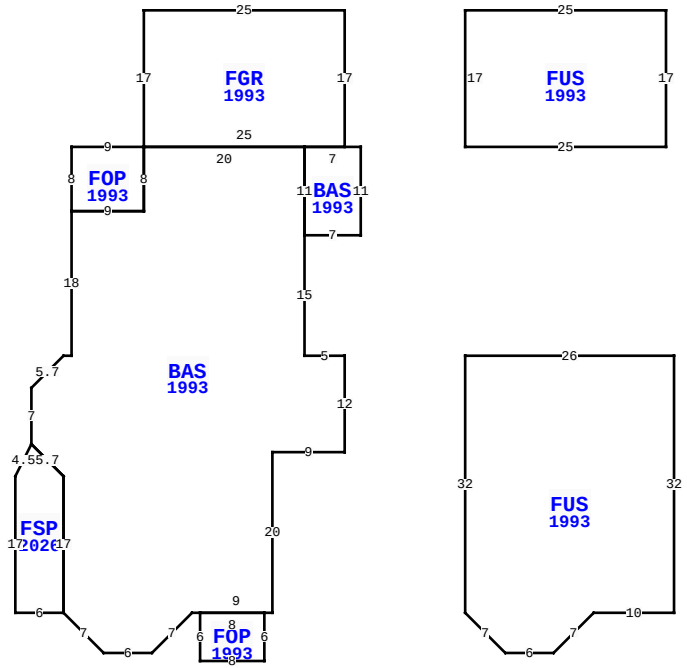
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	06	CUST PANEL 40
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	06	Quality Level 06
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	77	100	1993	77	17,509
BAS	1,721	100	1993	1,721	391,341
FGR	425	55	1993	234	53,210
FOP	48	30	1993	14	3,184
FOP	72	30	1993	22	5,003
FSP	114	40	2026	46	10,460
FUS	425	100	1993	425	96,642
FUS	887	100	1993	887	201,697
TOTALS	3,769			3,426	779,045

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,426	155.6640	258.40	885,278	1900	2000	0	0	0	12.00	88.00

1 SFR CUST 100% - 2022 Heated Area: 3110 HX Base Yr 2022



614 BEECH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		779,045
TOTAL MARKET OB/XF VALUE		1,328
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		1,055,373
SOH/AGL Deduction		413,642
ASSESSED VALUE		641,731
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		590,320
TOTAL JUST VALUE		1,055,373
NCON VALUE		46,905
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		878,167

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2024-0	ADD 425 SF	150,000	08/21/2024
20070697	RE-ROOF W/30YR SH	0	04/18/2007
7665	GARAGE	6,000	04/27/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0898/1253	9/07/1999	WD	Q	I		295,000
GRANTOR: LORD WILLIAM E JR & M						
GRANTEE: NELSON CHRIS S & EL						
0625/0055	4/29/1991	QC	Q	I	01	100
GRANTOR: LORD W E						
GRANTEE: LORD WILLIAM E JR						

BUILDING NOTES

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
2	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	1950	1950	3	20	800	
6	0940	SHEDS/PORT	0	100	11	8	88.00	SF	30.00	30.00	100	1993	1993	3	20	528	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-34,25] S18 W1 D4L4 S7 D4R4 S17 D5R5 E6 U5R5 E1 E9 N20 E9 N12 W5 N15 N11 W20 S8 W9 $
FUS=[YR=1993;ORIG=15,43] S32 D5R5 E6 U5R5 E10 N32 W26 $
FGR=[YR=1993;ORIG=0,0] W25 S17 E25 N17 $
FUS=[YR=1993;ORIG=15,0] S17 E25 N17 W25 $
BAS=[YR=1993;ORIG=-5,28] E7 N11 W7 S11 $
FOP=[YR=1993;ORIG=-25,17] W9 S8 E9 N8 $
FOP=[YR=1993;ORIG=-18,75] S6 E8 N6 W8 $
FSP=[YR=2026;ORIG=-35,75] W6 N17 U4R2 D4R4 S17 $
PTR=[ORIG=0,0] E15 S43 N43 W15 $
PTR=[ORIG=0,0] E15 W15 $
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LAND DESCRIPTION

TOTAL OB/XF 1,328

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	0003	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	5,500.00	5,500.00	275,000							

REVIEW DATE 06/16/2025 BY HS Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/09/2026 BY SYS