

BLOCK 40 N1/2 OF LOT 7 &
E55 FT OF LOT 8
CITY OR FDNA BEACH

MBCR PROPERTIES II LLC/
1350 OAKLANDING LANE
ORANGE PARK, FL 32003

2026

00-00-31-1800-0040-0071



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 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 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	02	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		7 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	0P	OWNER/PART 100

Quality	03	Quality Level 03
DOR CODE	1200	STORE/OFFICE/RES

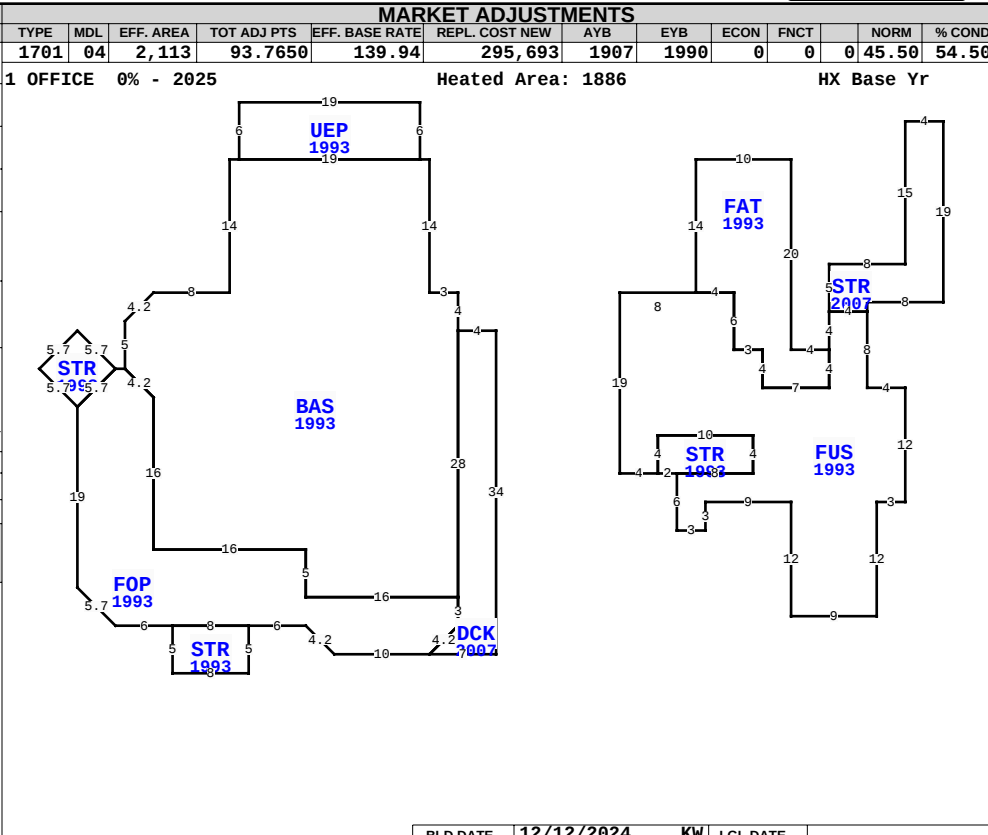
MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,262	100	1993	1,262	96,249
DCK	141	10	2007	14	1,068
FAT	204	20	1993	41	3,127
FOP	411	30	1993	123	9,381
FUS	583	100	1993	583	44,464
STR	32	10	1993	3	229
STR	40	10	1993	4	305
STR	40	10	1993	4	305
STR	112	10	2007	11	839
UEP	114	60	1993	68	5,186
TOTALS	2,939			2,113	161,153

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	603.00	SF	6.50
2	0504	FP-ELECTRI	0	0	0	0	2.00	UT	2,000.00
3	0855	CONC PAVER	0	0	14	8	112.00	SF	10.00
4	1123	CB 8"	0	0	0	0	276.00	SF	6.15

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001700	C	1STORY OFF	0	0003	C-3	0.00	0.00	10,500.00



714 BEECH ST, FERNANDINA BEACH

TOTAL OB/XF									
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1	0810	CONCRETE A	0	0	0	0	603.00	SF	6.50
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	001700	C	1STORY OFF	0	0003	C-3	0.00	0.00	10,500.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 2	Tax Dist:								
BUILDING MARKET VALUE	161,153								
TOTAL MARKET OB/XF VALUE	3,950								
TOTAL LAND VALUE - MARKET	472,500								
TOTAL MARKET VALUE	637,603								
SOH/AGL Deduction	0								
ASSESSED VALUE	637,603								
TOTAL EXEMPTION VALUE	0								
BASE TAXABLE VALUE	637,603								
TOTAL JUST VALUE	637,603								
NCON VALUE	0								
INCOME VALUE	0								
PREVIOUS YEAR MKT VALUE	599,009								

AS OF 12/2024: IS OFFICES FOR : BY YOUR SIDE SENIO			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0062	INSTALLATION OF T	17,500	09/16/2024
20080315	REPAIR/RRF	1,000	02/29/2008
8531	REPAIR/RRF	900	08/30/1994
8525	REMODEL	58,900	08/26/1994
8342	REPAIR/RRF	6,000	05/25/1994
8306	DEMOLITION	1,000	05/05/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	RSN CD	SALE PRICE
2728/391	7/26/2024	WD	Q I	01	670,000
GRANTOR:MOCK PHILLIP & BETTY					
GRANTEE:MBCR PROPERTIES II					
2420/0774	12/24/2020	WD	Q I	01	550,000
GRANTOR:ISLANDER SAILING INC					
GRANTEE:MOCK PHILLIP & BETT					

BUILDING NOTES									
BAS=[YR=1993;ORIG=0,0] W3 N14 W1 W19 W1 S14 W8 D3L3 S5 D3R3 S16 E16 S5 E16 N28 N4 \$									
FUS=[YR=1993;ORIG=17,0] S19 E4 N4 E10 S4 W8 S6 E3 N3 E9 S12 E9 N12 E3 N12 W4 N8 W4 S4 S4 W7 N4 W3 N6 W4 W8 \$									
FOP=[YR=1993;ORIG=-35,8] W1 D4L4 S19 D4R4 E6 E8 E6 D3R3 E10 U3R3 N3 W16 N5 W16 N16 U3L3 \$									
FAT=[YR=1993;ORIG=39,6] W4 N20 W10 S14 E4 S6 E3 S4 E7 N4 \$									
DCK=[YR=2007;ORIG=0,32] S3 D3L3 E7 N34 W4 S28 \$									
UEP=[YR=1993;ORIG=-4,-14] N6 W19 S6 E19 \$									
STR=[YR=2007;ORIG=43,2] N1 E8 N19 W4 S15 W8 S5 E4 \$									
STR=[YR=1993;ORIG=-30,35] S5 E8 N5 W8 \$									
STR=[YR=1993;ORIG=21,19] E2 E8 N4 W10 S4 \$									