BLK 242 TRACT A OF LOT 1
CITY OF FDNA BEACH S/D OF
SEC 23-3N-28E UNR

POWELL JARED DEVANE
1302 BEECH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0242-01A0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

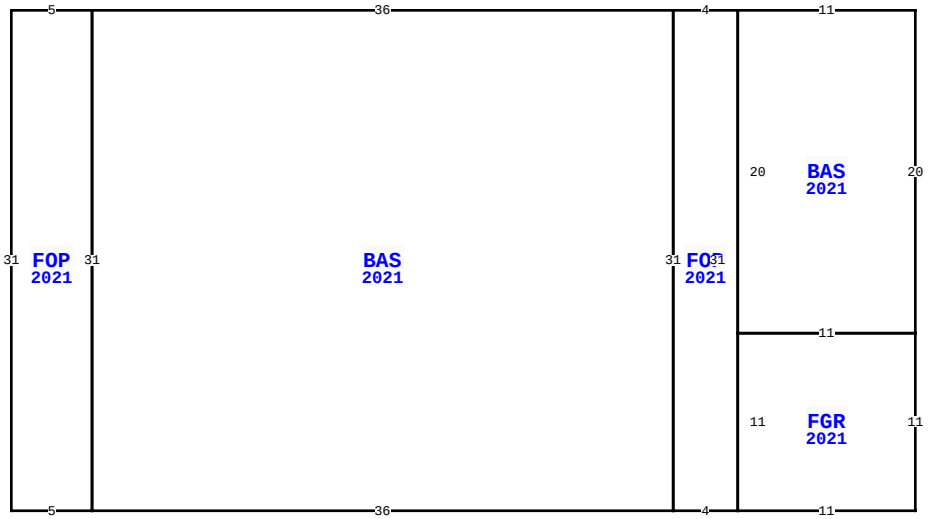
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	220	100	2021	220	72,981
BAS	1,116	100	2021	1,116	370,208
FGR	121	55	2021	67	22,226
FOP	124	30	2021	37	12,274
FOP	155	30	2021	46	15,260
TOTALS	1,736			1,486	492,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	1,486	202.8780	336.78	500,455	2021	2021	0	0	0	1.50	98.50

1 SFR CUST 100% - 2025 Heated Area: 1336 HX Base Yr 2025



1302 BEECH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		492,948
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		128,061
TOTAL MARKET VALUE		621,009
SOH/AGL Deduction		0
ASSESSED VALUE		621,009
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		569,598
TOTAL JUST VALUE		621,009
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		615,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200260	NEW CONSTR	0	09/17/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2659/1801	7/27/2023	WD	Q	I	01	660,000
GRANTOR: ROSEPILER RONALD C &						
GRANTEE: POWELL JARED DEVANE						
2444/0053	3/17/2021	WD	Q	I	01	363,900
GRANTOR: CMR ISLAND PROPERTIES						
GRANTEE: ROSEPILER RONALD C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W11 FOP=[YR=2021] W4 BAS=[YR=2021] W36
FOP=[YR=2021] W5 S31 E5 N31 $ S31 E36 N31 $ S31 E4
FGR=[YR=2021] E11 N11 W11 S11 $ N31 $ S20 E11 N20 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		R-2	51.00	86.00	51.00	FF	1	0.93	1.00	0.93	2,700.00	2,511.00	128,061							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 128,061 Market: 0 Agricultural: 0 Common: 128,061 PRINTED 07/09/2026 BY SYS