BLOCK 242 SUB D OF 1
CITY OF FDNA BEACH

LANE DEBRA
1314 BEECH ST
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-1800-0242-01D0**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 04 | Quality Level 04 |

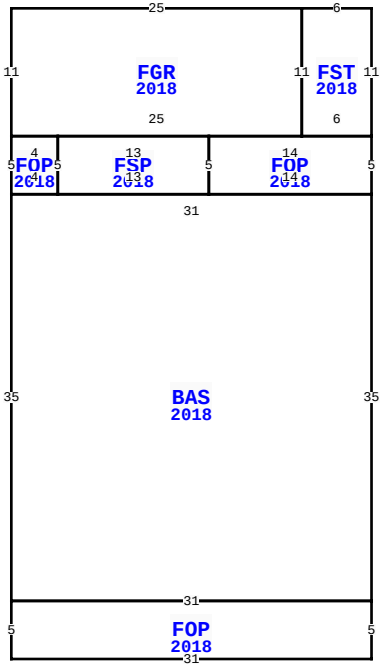
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,085 | 100 | 2018 | 1,085 | 273,416 |
| FGR | 275 | 55 | 2018 | 151 | 38,051 |
| FOP | 20 | 30 | 2018 | 6 | 1,512 |
| FOP | 70 | 30 | 2018 | 21 | 5,292 |
| FOP | 155 | 30 | 2018 | 46 | 11,592 |
| FSP | 65 | 40 | 2018 | 26 | 6,552 |
| FST | 66 | 55 | 2018 | 36 | 9,071 |
| TOTALS | 1,736 | | | 1,371 | 345,487 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 1,371 | 156.4992 | 259.79 | 356,172 | 2018 | 2018 | 0 | 0 | 0 | 3.00 | 97.00 |

1 SFR CUST 0% - 2024 Heated Area: 1085 HX Base Yr




1314 BEECH ST, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 345,487 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 128,061 |
| TOTAL MARKET VALUE | 473,548 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 473,548 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 473,548 |
| TOTAL JUST VALUE | 473,548 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 462,010 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20172870 | NEW CONSTR | 145,154 | 09/21/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2848/1928 | 2/24/2026 | WD | Q | I | 01 | 545,000 |
| GRANTOR: BACCINO STEVEN M | | | | | | |
| GRANTEE: LANE DEBRA | | | | | | |
| 2657/211 | 7/28/2023 | WD | Q | I | 01 | 500,000 |
| GRANTOR: OBRIEN-HUDECKI VIRGIN | | | | | | |
| GRANTEE: BACCINO STEVEN M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=-31,16] S35 E31 N35 W31 $
FGR=[YR=2018;ORIG=-6,0] W25 S11 E25 N11 $
FOP=[YR=2018;ORIG=-31,51] S5 E31 N5 W31 $
FOP=[YR=2018;ORIG=0,16] N5 W14 S5 E14 $
FSP=[YR=2018;ORIG=-14,11] W13 S5 E13 N5 $
FST=[YR=2018;ORIG=0,0] W6 S11 E6 N11 $
FOP=[YR=2018;ORIG=-31,11] S5 E4 N5 W4 $
.

## 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 | 0 | | 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 05/01/2025 BY KB Total Acres: 0.00 Total Land Value: 128,061 Market: 0 Agricultural: 0 Common: 128,061 PRINTED 07/09/2026 BY SYS