BLOCK 242 SUB F OF 1
CITY OF FDNA BEACH

BEAN BRADLEY & ALEXIA
211 HERBERT DOUGLAS DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0242-01F0

BUILDING CHARACTERISTICS

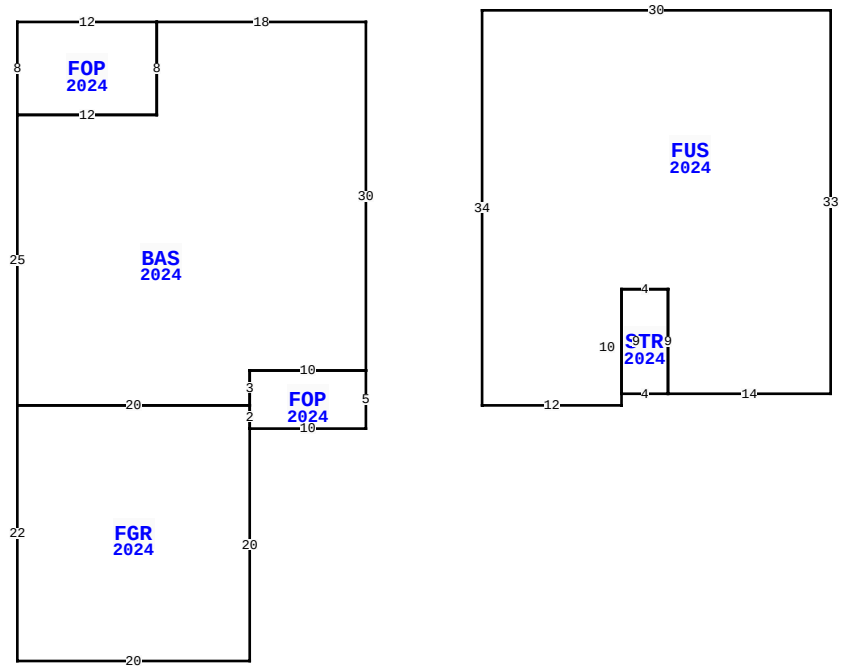
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	06	Quality Level 06
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	864	100	2024	864	178,521
FGR	440	55	2024	242	50,003
FOP	50	30	2024	15	3,099
FOP	96	30	2024	29	5,992
FUS	966	100	2024	966	199,597
STR	36	10	2024	4	827
TOTALS	2,452			2,120	438,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,120	125.0970	207.66	440,239	2023	2023	0	0	0	0.50	99.50

1 SFR CUST 100% - 2024 Heated Area: 1830 HX Base Yr 2024



211 HERBERT DOUGLAS DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		438,038
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		118,422
TOTAL MARKET VALUE		556,460
SOH/AGL Deduction		92,766
ASSESSED VALUE		463,694
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		412,283
TOTAL JUST VALUE		556,460
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		545,130

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2022-2131	CO		10/27/2023
20222131	NEW CONSTR	0	05/25/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2676/1140	10/25/2023	WD	Q	I	01	644,300
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: BEAN BRADLEY & ALEX						
2566/0830	5/25/2022	WD	Q	V	05	649,500
GRANTOR: CMR ISLAND PROPERTIES						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2024;ORIG=50,0] E30 S33 W14 N9 W4 S10 W12 N34 $
BAS=[YR=2024;ORIG=22,9] N8 E18 S30 W10 S3 W20 N25 E12 $
FGR=[YR=2024;ORIG=10,34] E20 S2 S20 W20 N22 $
FOP=[YR=2024;ORIG=10,1] E12 S8 W12 N8 $
STR=[YR=2024;ORIG=62,24] E4 S9 W4 N9 $
FOP=[YR=2024;ORIG=30,31] E10 S5 W10 N2 N3 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	43.00	102.00	43.00	FF	1	1.02	1.00	1.02	2,700.00	2,754.00	118,422							

REVIEW DATE 12/06/2023 BY TW Total Acres: 0.00 Total Land Value: 118,422 Market: 0 Agricultural: 0 Common: 118,422 PRINTED 07/09/2026 BY SYS