BLOCK 242 SUB A OF LOT 10
OR 1588/1490 CASE #08-CP-165
IN OR 1594/78 & 80

HILL SHEILA
1316 BEECH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0242-10A0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

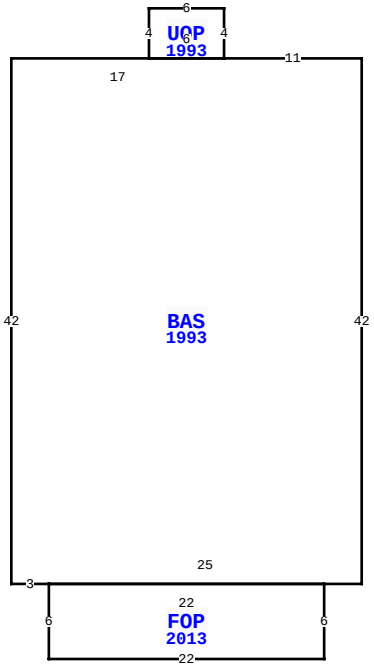
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1993	1,176	59,687
FOP	132	30	2013	40	2,030
UOP	24	20	1993	5	254
TOTALS	1,332			1,221	61,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,221	80.5600	84.59	103,284	1920	1960	0	0	0	40.00	60.00

1 SINGLE FAM 100% - 2009 Heated Area: 1176 HX Base Yr 2009



1316 BEECH ST, FERNANDINA BEACH

BLD DATE	02/04/2014 KK	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		61,970
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		128,061
TOTAL MARKET VALUE		190,031
SOH/AGL Deduction		145,895
ASSESSED VALUE		44,136
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		19,136
TOTAL JUST VALUE		190,031
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,653

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19969618	REPAIR/RRF	3,349	02/22/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1594/0080	11/20/2008	QC	U	I	07	100
GRANTOR: HILL RONALD H						
GRANTEE: HILL SHEILA						
1594/0078	11/20/2008	QC	U	I	07	100
GRANTOR: HILL MICHAEL						
GRANTEE: HILL SHEILA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 UOP=[YR=1993] N4 W6 S4 E6 $ W17 S42 E3
FOP=[YR=2013] S6 E22 N6 W22 $ E25 N42 $.

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	0006	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