

BLK 243 TRACT E OF LOT 5 &
THE EAST 53FT OF S1/2 OF S1/2
OF LOT 4 IN OR 2769/965

JOHNS ALLISON/JACKSON WOLFE WILLIAM JR
1315 BEECH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0243-05E0



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,207	100	1993	2,207	424,260
FGR	400	55	1993	220	42,292
FOP	102	30	1993	31	5,959
UOP	290	20	2020	58	11,150
TOTALS	2,999			2,516	483,661

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
3	0819	CONC 12"	0	100	5	21	105.00	SF	9.50
6	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-2	52.00	215.00	52.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	01	2,516	134.2656	222.88	560,766	1992	2010	0	0	0	13.75	86.25	
1 SFR CUST 100% - 2026 Heated Area: 2207 HX Base Yr 2026													
1315 BEECH ST, FERNANDINA BEACH													
BLD DATE: 03/25/2024 MLU													

TOTAL OB/XF 48,228													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
3	0819	CONC 12"	0	100	5	21	105.00	SF	9.50	9.50	100	1999	1999
6	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2020	2020

TOTAL OB/XF 48,228													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	RES	100	0006	R-2	52.00	215.00	52.00	FF		1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		483,661	
TOTAL MARKET OB/XF VALUE		48,228	
TOTAL LAND VALUE - MARKET		145,600	
TOTAL MARKET VALUE		677,489	
SOH/AGL Deduction		245,994	
ASSESSED VALUE		431,495	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		380,084	
TOTAL JUST VALUE		677,489	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		573,140	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190689	SWIM POOL	0	02/10/2020
20190523	FOP 550	0	10/16/2019
20111263	REPLACE SEWER LIN	2,900	07/29/2011
20052520	REROOF W/50YR SHN	7,000	08/25/2005
20040902	VINYL FENCE	3,000	05/17/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2769/965	2/21/2025	WD	Q	I	01	795,000	
GRANTOR: FOBERT GARY & NANCY							
GRANTEE: JACKSON WOLFE WILLI							
2170/1742	1/16/2018	WD	Q	I	01	180,000	
GRANTOR: OWENS JOHNATHAN J SR							
GRANTEE: FOBERT GARY & NANCY							

BUILDING NOTES									

BUILDING DIMENSIONS									
UOP=[YR=2020] W29 S10 BAS=[YR=1993] S83 FGR=[YR=1993] S16 E25 N16 W25\$ E25 FOP=[YR=1993] E6 N19 W6 S9 D2 R2 S4 L2 D2 S2\$ N2 U2 R2 N4 L2 U2 N23 U2 R2 N4 U2 L2 N15 E4 N27 W29\$ E29 N10\$.									