BLOCK 260 SUB LOT C & W 1/2 OF
S 14 FT OF SUB E OF LOT 5
CITY OF FDNA BEACH

MOBLEY DENNIS ROBERT & ALICE FAYE
1409 BEECH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0260-05C0

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

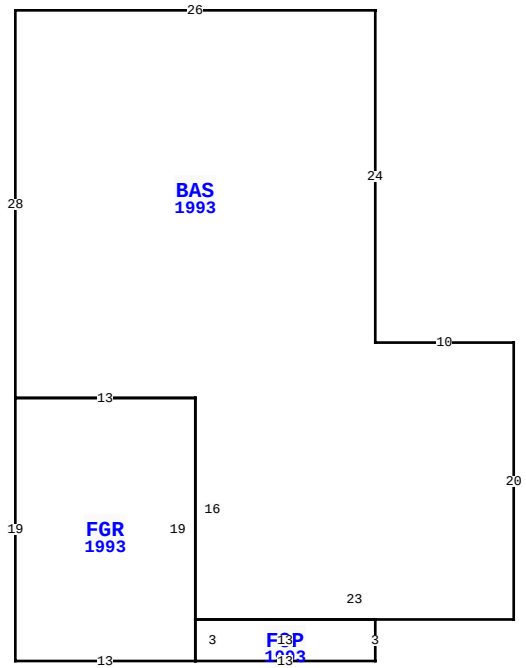
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,136	100	1993	1,136	152,598
FGR	247	55	1993	136	18,269
FOP	39	30	1993	12	1,612
TOTALS	1,422			1,284	172,478

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,284	113.3600	157.57	202,320	1981	1995	0	0	0	14.75	85.25

1 SNGL FAM 0% - 2024 Heated Area: 1136 HX Base Yr



1409 BEECH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2024 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	172,478
TOTAL MARKET OB/XF VALUE	1,540
TOTAL LAND VALUE - MARKET	140,000
TOTAL MARKET VALUE	314,018
SOH/AGL Deduction	0
ASSESSED VALUE	314,018
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	314,018
TOTAL JUST VALUE	314,018
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	307,451

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111464	REROOF W/30YR SHN	4,000	08/25/2011
20041165	REPLACE H/AC	3,000	06/24/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2688/276	12/28/2023	WD	Q	I	01	415,000
GRANTOR: CREEL NANCY F						
GRANTEE: MOBLEY DENNIS ROBER						
0550/1062	8/23/1988	QC	Q	I	01	100
GRANTOR: CREEL EDWARD KP						
GRANTEE: CREEL NANCY F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S28 FGR=[YR=1993] S19 E13 N19 W13$ E13 S16
FOP=[YR=1993] S3 E13 N3 W13$ E23 N20 W10 N24 $.

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	44	1,540	

LAND DESCRIPTION

TOTAL OB/XF 1,540

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	0006	R-1	50.00	100.00	50.00	FF		1.00	1.00	1.00	2,800.00	2,800.00	140,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 07/09/2026 BY SYS