BLOCK 261 SUBS A & B OF LOT 1
IN OR 754 PG 991
CASE #DR-3250-94D (DC)

BRISTOL RHONDA CAROLYN
7018 OCHOPEE CT
ORLANDO, FL 32818

2026

00-00-31-1800-0261-001A

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	05	CORG ASB 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

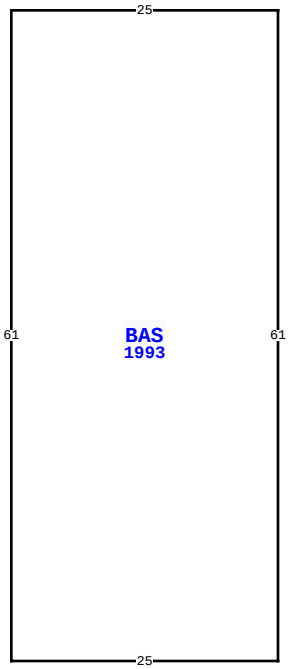
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,525	100	1993	1,525	129,108
TOTALS	1,525			1,525	129,108

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,525	104.0400	109.24	166,591	1920	1980	0	0	0	22.50	77.50

2 SINGLE FAM 0% - 0 Heated Area: 1525 HX Base Yr



1402 BEECH ST, FERNANDINA BEACH

BLD DATE	12/09/2013 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	129,108
TOTAL MARKET OB/XF VALUE	4,062
TOTAL LAND VALUE - MARKET	87,720
TOTAL MARKET VALUE	220,890
SOH/AGL Deduction	4,631
ASSESSED VALUE	216,259
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	216,259
TOTAL JUST VALUE	220,890
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	216,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132449	MTL ROF	2,500	10/22/2013
20111122	XFOB	600	07/11/2011
20061416	XFOB	2,000	06/22/2006
20060742	H/AC	3,495	04/13/2006
20052233	REPAIR/RRF	3,000	07/15/2005
20040947	REMODEL	5,000	05/24/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0754/0991	3/20/1996	QC	Q	I	06	100
GRANTOR: BRISTOL DOROTHY & FER						
GRANTEE: FERGUSON RHONDA B						
0665/0912	8/24/1992	WD	Q	I		58,500
GRANTOR: CREWS ROY I & L						
GRANTEE: BRISTOL & FERGUSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S61 E25 N61$.

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	0510	GARAGE WD-	0	0	18	20	360.00	SF	17.50	17.50	100	1950	1950	3	20	1,260	
4	0681	POLE SHED	0	0	14	12	168.00	SF	15.00	15.00	100	1996	1996	3	20	504	
5	1242	WD DECK A	0	0	0	0	600.00	SF	10.00	10.00	100	1996	1996	3	20	1,200	
6	0940	SHEDS/PORT	0	0	4	12	48.00	SF	30.00	30.00	100	1996	1996	3	20	288	
7	0752	USP	0	0	18	15	270.00	SF	15.00	15.00	100	1996	1996	3	20	810	

LAND DESCRIPTION

TOTAL OB/XF 4,062

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	C-1			8,772.00	SF		1.00	1.00	1.00	10.00	10.00	87,720							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.20 Total Land Value: 87,720 Market: 0 Agricultural: 0 Common: 87,720 PRINTED 07/09/2026 BY SYS