BLOCK 270 LOTS 10 & 11
CITY OF FDNA BEACH

KOZMA MONIKA ANNE
205 BEECH STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0270-0100

BUILDING CHARACTERISTICS

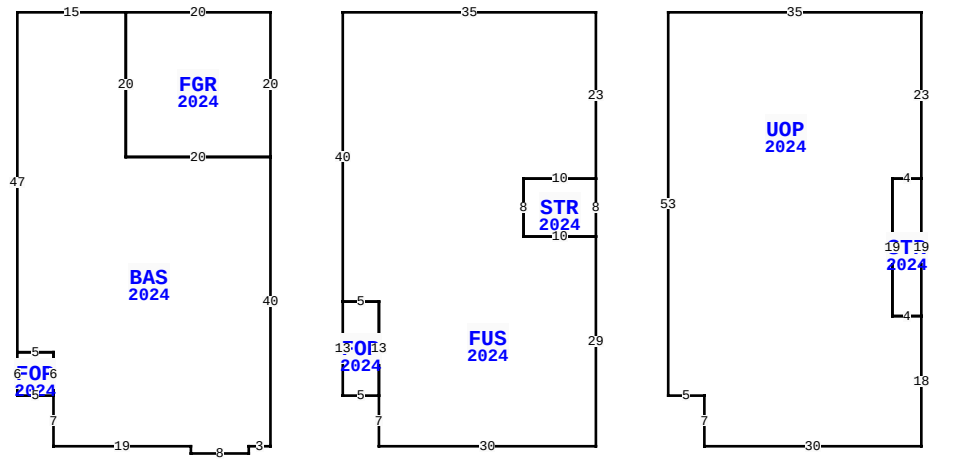
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.0400	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,643	100	2024	1,643	418,613
FGR	400	55	2024	220	56,053
FOP	30	30	2024	9	2,293
FOP	65	30	2024	20	5,096
FUS	1,920	100	2024	1,920	489,188
STR	76	10	2024	8	2,038
STR	80	10	2024	8	2,038
UOP	1,989	20	2024	398	101,405
TOTALS	6,203			4,226	1,076,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	22	4,226	289.5620	304.04	1,284,873	2023	2023	15	0	0	1.20	83.80

1 TOWNHOUSE 100% - 2024 Heated Area: 3563 HX Base Yr 2024



205 BEECH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2024 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		1,076,724
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		212,500
TOTAL MARKET VALUE		1,289,224
SOH/AGL Deduction		0
ASSESSED VALUE		1,289,224
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		1,232,813
TOTAL JUST VALUE		1,289,224
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,432,645

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200762	CO		06/23/2023
20183232	NEW CONSTR	454,610	09/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2650/881	6/26/2023	SW	U	I	32	800,000
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: KOZMA MONIKA ANNE						
2412/1025	11/18/2020	WD	U	V	30	75,000
GRANTOR: HARBOR VIEW-ARTISAN L						
GRANTEE: ARTISAN HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E15 S20 E20 S40 W3 S1 W8 N1 W19 N7 N6 W5 N47 $
FOP=[YR=2024;ORIG=10,57] E5 S6 W5 N6 $
FGR=[YR=2024;ORIG=25,10] E20 S20 W20 N20 $
FUS=[YR=2024;ORIG=55,10] E35 S23 W10 S8 E10 S29 W30 N7 N13 W5 N40 $
STR=[YR=2024;ORIG=80,33] E10 S8 W10 N8 $
FOP=[YR=2024;ORIG=55,50] E5 S13 W5 N13 $
UOP=[YR=2024;ORIG=100,10] E35 S23 W4 S19 E4 S18 W30 N7 W5 N53 $
STR=[YR=2024;ORIG=131,33] E4 S19 W4 N19 $
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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	000310	C	TOWNHOUSE	100	0006	MU-1	0.00	0.00	5,000.00	SF		1.00	1.00	0.85	50.00	42.50	212,500							

REVIEW DATE 01/29/2024 BY TW Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 07/09/2026 BY SYS