BLOCK 270 LOT 16
CITY OF FDNA BEACH

NORMAN RON JR/METZ MORGAN
235 BEECH STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0270-0160

BUILDING CHARACTERISTICS

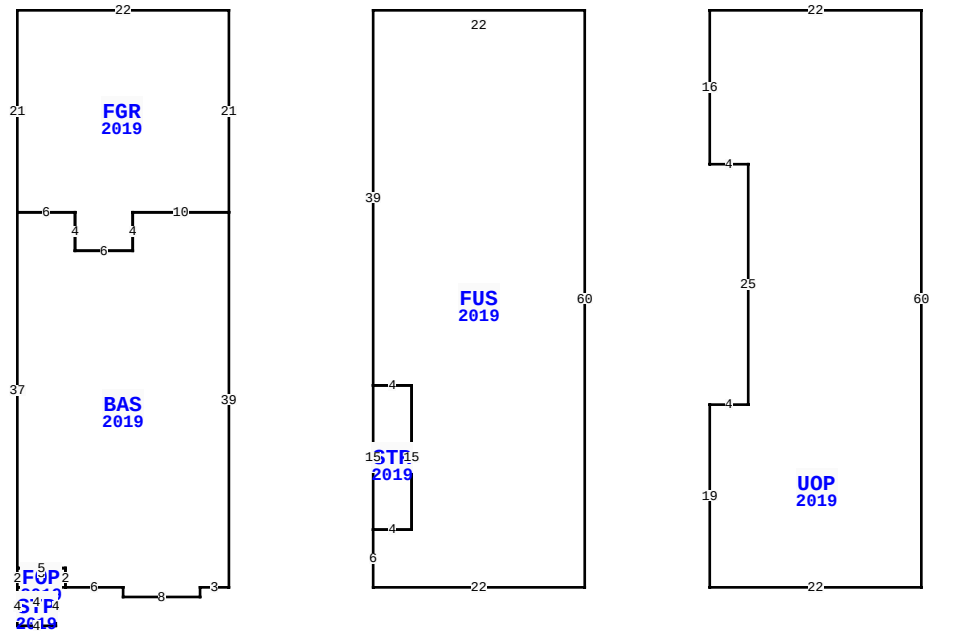
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	832	100	2019	832	230,431
FGR	486	55	2019	267	73,948
FOP	10	30	2019	3	831
FUS	1,260	100	2019	1,260	348,971
STP	16	10	2019	2	554
STR	60	10	2019	6	1,662
UOP	1,220	20	2019	244	67,578
TOTALS	3,884			2,614	723,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	22	2,614	322.0628	338.17	883,976	2019	2019	15	0	0	3.10	81.90

1 TOWNHOUSE 100% - 2025 Heated Area: 2092 HX Base Yr 2025



235 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		723,976
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		848,976
SOH/AGL Deduction		0
ASSESSED VALUE		848,976
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		797,565
TOTAL JUST VALUE		848,976
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		947,913

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181926	NEW CONSTR	299,947	06/08/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2555/1591	4/14/2022	SW	Q	I	01	800,000
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: NORMAN RON JR & MOR						
2206/0714	6/21/2018	WD	U	V	30	37,500
GRANTOR: HARBOR VIEW-ARTISAN L						
GRANTEE: ARTISAN HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2019] W22 S21 BAS=[YR=2019] S37 FOP=[YR=2019] S2 STP=[YR=2019] S4 E4 N4 W4 $ E5 N2 W5$ E5 S2 E6 S1 E8 N1 E3 N39 W10 S4 W6 N4 W6$ E6 S4 E6 N4 E10 N21$ PTR=E15 FUS=[YR=2019] E22 S60 W22 N6 STR=[YR=2019] N15 E4 S15 W4$ E4 N15 W4 N39$ W15$ PTR=E50 UOP=[YR=2019] E22 S60 W22 N19 E4 N25 W4 N16$ W50$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	2,500.00	SF		1.00	1.00	1.00	50.00	50.00	125,000							

REVIEW DATE 01/30/2024 BY TWA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS