

BLOCK 258 E 1/2 OF N 120 FT OF
LOT 4 EX S68 FT
IN OR 1831/1498

STURGES DANIEL D & KELLY HERRIN
319 BENJAMIN ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0258-0041



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	03	MASONRY 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

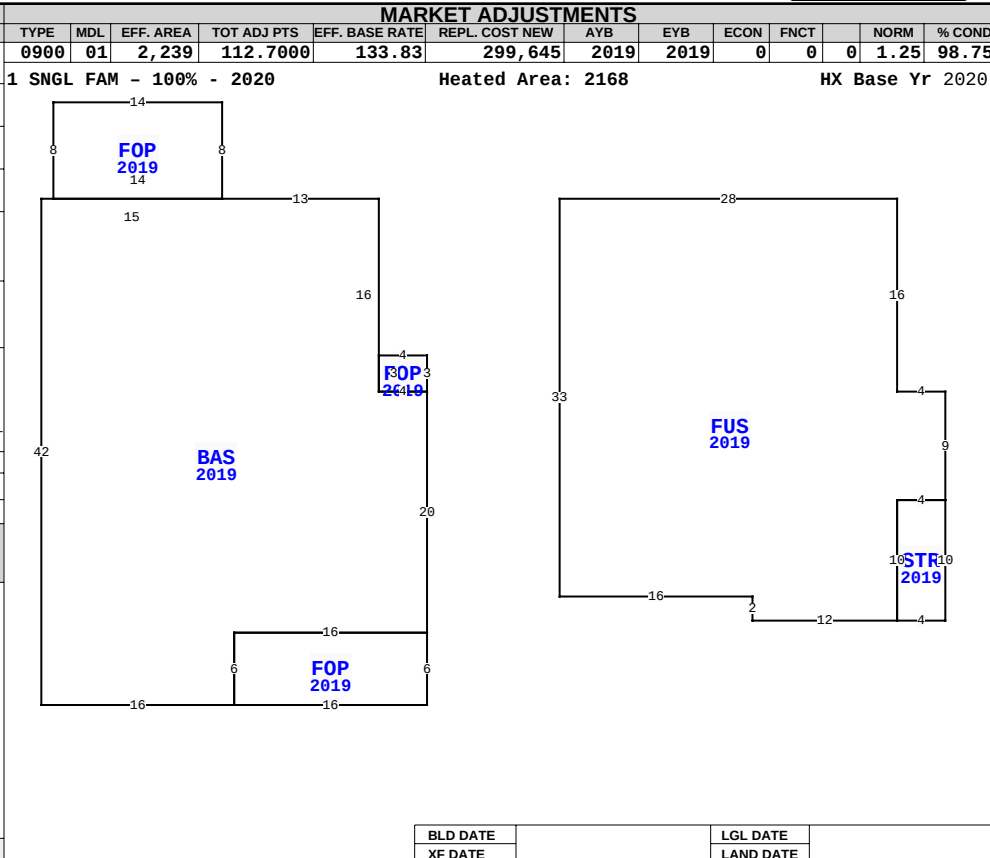
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,184	100	1,184	156,474
FOP	12	30	4	528
FOP	96	30	29	3,832
FOP	112	30	34	4,493
FUS	984	100	984	130,043
STR	40	10	4	528

TOTALS	2,428		2,239	295,899
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	24	20	240.00	SF	105.00	105.00	
2	0810	CONCRETE A	0	100	25	4	100.00	SF	6.50	6.50	
3	0812	CONCRETE C	0	100	0	0	1,316.00	SF	4.00	4.00	
4	1126	CB/STC 8"	0	100	0	0	70.00	SF	8.00	8.00	
5	1126	CB/STC 8"	0	100	0	0	348.00	SF	8.00	8.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006	R-1	52.00	100.00	1.00	LT	



319 BENJAMIN ST, FERNANDINA BEACH

TOTAL OB/XF												14,751	
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA	
06	R-1	52.00	100.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	:	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		295,899	
TOTAL MARKET OB/XF VALUE		14,751	
TOTAL LAND VALUE - MARKET		175,000	
TOTAL MARKET VALUE		485,650	
SOH/AGL Deduction		193,297	
ASSESSED VALUE		292,353	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		242,353	
TOTAL JUST VALUE		485,650	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		405,269	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20184222	CO ISSUED	0	11/26/2019
20184222	NEW CONSTR	266,276	12/14/2018
20130072	DEMOLISH BLDG	5,400	01/11/2013
20090819	REPAIR/RRF	7,000	06/26/2009
20052678	XFOB	1,000	09/20/2005
2003709	REPAIR/RRF	750	08/15/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2337/1432	12/15/2019	QC	U	I	11	100	
GRANTOR: STURGES & STURGES CON							
GRANTEE: STURGES DANIEL DAVI							
2336/0742	12/15/2019	QC	U	I	11	100	
GRANTOR: STURGES & STURGES CON							
GRANTEE: STURGES DANIEL DAVI							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W13 FOP=[YR=2019] N8 W14 S8 E14\$ W15 S42 E16 FOP=[YR=2019] E16 N6 W16 S6\$ N6 E16 N20 FOP=[YR=2019] N3 W4 S3 E4\$ W4 N16\$ PTR=E15 FUS=[YR=2019] S33 E16 S2 E12 STR=[YR=2019] E4 N10 W4 S10\$ N10 E4 N9 W4 N16 W28\$ W15\$.											