

S 57 FT OF E89.75 FT & N29 FT
OF E82.25 FT OF B OF LOT 2
IN OR 380 PG 368

SAPP DAVID W & CYNTHIA A
225 BENJAMIN ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0258-R02B



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1007.00	

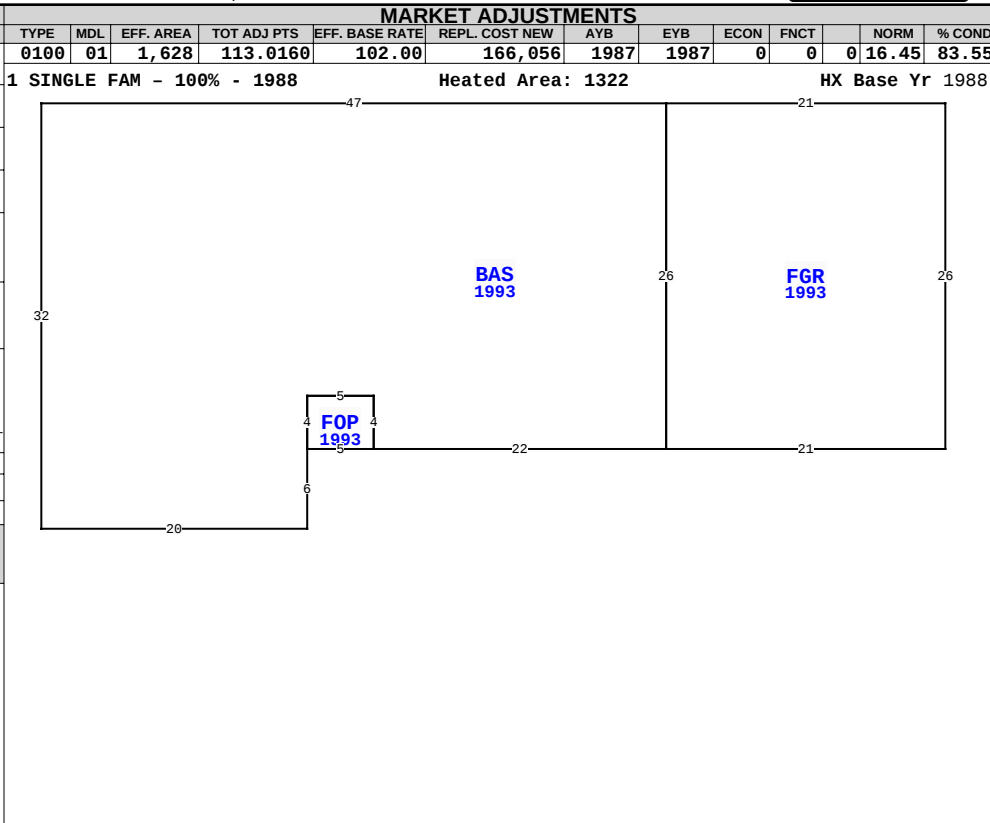
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,322	100	1,322	112,662
FGR	546	55	300	25,566
FOP	20	30	6	511

TOTALS	1,888		1,628	138,740
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1987
2	0810	CONCRETE A	0 100	31	3	93.00	SF	6.50	6.50	100	1987
3	0811	CONCRETE B	0 100	49	16	784.00	SF	5.20	5.20	100	1987
4	1242	WD DECK A	0 100	12	10	120.00	SF	10.00	10.00	100	1987
5	0756	FEP	0 100	14	12	168.00	SF	40.50	40.50	100	2002

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-1	57.00	90.00	1.00	LT	

REVIEW DATE	09/21/2018	BY	DJX
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225 BENJAMIN ST, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240	
2	0810	CONCRETE A	0 100	31	3	93.00	SF	6.50	6.50	100	1987	1987	3	54.5	329	
3	0811	CONCRETE B	0 100	49	16	784.00	SF	5.20	5.20	100	1987	1987	3	54.5	2,222	
4	1242	WD DECK A	0 100	12	10	120.00	SF	10.00	10.00	100	1987	1987	3	20	240	
5	0756	FEP	0 100	14	12	168.00	SF	40.50	40.50	100	2002	2002	3	21	1,429	

TOTAL OB/XF											
6,460											

Total Acres: 0.00	Total Land Value: 175,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY	STANDARD										
Tax Group: 2	Tax Dist:										
BUILDING MARKET VALUE	138,740										
TOTAL MARKET OB/XF VALUE	6,460										
TOTAL LAND VALUE - MARKET	175,000										
TOTAL MARKET VALUE	320,200										
SOH/AGL Deduction	202,782										
ASSESSED VALUE	117,418										
TOTAL EXEMPTION VALUE	50,000										
BASE TAXABLE VALUE	67,418										
TOTAL JUST VALUE	320,200										
NCON VALUE	0										
INCOME VALUE											
PREVIOUS YEAR MKT VALUE	268,664										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122309	6'CYPRESS FENCE	0	11/14/2012
20121023	H/AC	6,735	06/06/2012
20100418	REPAIR DUCT WORK	375	03/10/2010
20041862	RE-ROOF	6,000	10/14/2004
20032454	ELEC OTHER	1,000	02/05/2003
20022259	12X14 SUNROOM	16,000	12/31/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0380/0368	3/01/1983	WD	Q	V		9,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1993] W21 BAS=[YR=1993] W47 S32 E20 N6 FOP=[YR=1993] E5 N4 W5 S4 \$ N4 E5 S4 E22 N26 \$ S26 E21 N26 \$.											

OTHER ADJUSTMENTS AND NOTES											
YEAR	DENSITY	DECL	FRZ	YR	CONSRV						

Common: 175,000	PRINTED 08/02/2023 BY SYS
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