SUB A OF LOT 6
IN OR 1900/346
REPLAT BLOCK 258 PB 2/54

SAB GROUP LLC
23 S 7TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0258-R06A

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

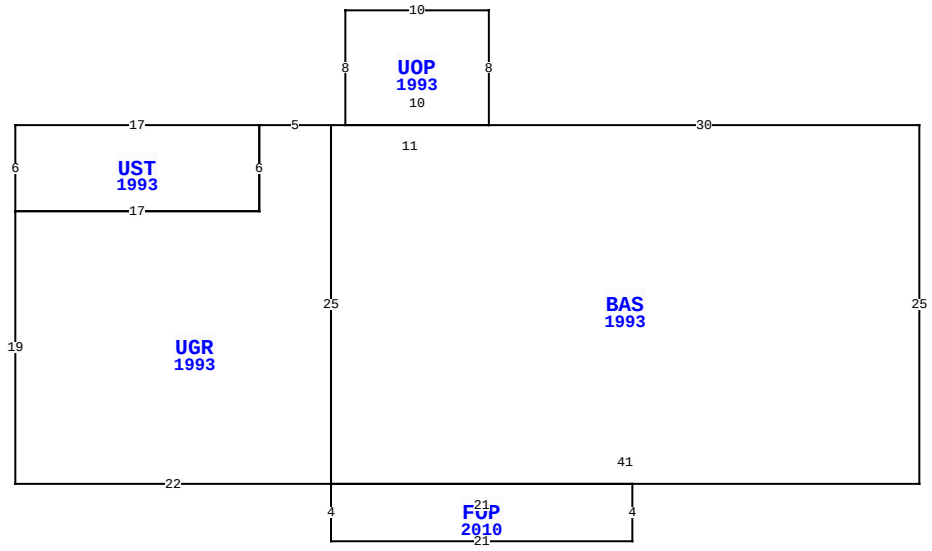
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	1,025	100	1,025	81,251
FOP	84	30	25	1,982
UGR	448	45	202	16,012
UOP	80	20	16	1,268
UST	102	45	46	3,646
TOTALS	1,739		1,314	104,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,314	113.7760	102.68	134,922	1972	1972	0	0	0	22.80	77.20

1 SINGLE FAM – 0% - 0 Heated Area: 1025 HX Base Yr



332 BENJAMIN ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	104,160
TOTAL MARKET OB/XF VALUE	1,239
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	280,399
SOH/AGL Deduction	85,865
ASSESSED VALUE	194,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	194,534
TOTAL JUST VALUE	280,399
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	229,813

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102157	REPAIR/RRF	2,000	12/20/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1900/0346	1/15/2014	WD	Q	I	02	112,000
GRANTOR: IVY DEBORAH						
GRANTEE: SAB GROUP LLC						
0767/1063	8/06/1996	WD	Q	I		63,500
GRANTOR: COCHRAN LILLIAN K						
GRANTEE: IVY RALPH D & DEBOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 UOP=[YR=1993] N8W10S8E10 $ W11
UGR=[YR=1993] W5 UST=[YR=1993] W17 S6 E17 N6 $ S6 W17S19 E22
FOP=[YR=2010] S4E21N4W21$ N25$ S25 E41 N25 $.

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	0810	CONCRETE A	0	0	32	11	352.00	SF	6.50	6.50	100	1972	1972	3	24	549	
2	0810	CONCRETE A	0	0	6	11	66.00	SF	6.50	6.50	100	1980	1980	3	35	150	
3	0940	SHEDS/PORT	0	0	9	10	90.00	SF	30.00	30.00	100	1990	1990	3	20	540	

LAND DESCRIPTION

TOTAL OB/XF 1,239

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	SFR	0	0006	R-1	86.00	100.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 09/21/2018 BY DJX Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS