



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Roof Structur	03
Roof Cover	03
Interior Wall	05
Interior Floo	14
Interior Floo	08
Air Condition	03
Heating Type	04
Bedrooms	3
Bathrooms	1
Frame	02
Stories	1.
Units	0
BUD8 Adjustme	02
Occupancy	00

Quality	03
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,025	100	1,025	83,408
FOP	180	30	54	4,394
TOTALS	1,205		1,079	87,802

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	0810	CONCRETE A	0	100	10	100.00	SF	6.50	6.50	100	1972	1972	3	24	156	
3	0811	CONCRETE B	0	100	0	696.00	SF	5.20	5.20	100	2012	2012	3	94	3,402	

LAND DESCRIPTION		TOTAL OB/XF	
L N	USE CODE	CLAS	DESCRIPTION
1	000100	C	SFR

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,079	112.3600	101.40	109,411	1972	1972	0	0	0	19.75
1 SINGLE FAM - 100% - 2014											
Heated Area: 1025											
HX Base Yr 2014											
324 BENJAMIN ST, FERNANDINA BEACH											

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

NASSAU COUNTY PROPERTY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	87,802
TOTAL MARKET OB/XF VALUE	3,558
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	266,360
SOH/AGL Deduction	162,990
ASSESSED VALUE	103,370
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	53,370
TOTAL JUST VALUE	266,360
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	214,902

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080306	REROOF W/35YR SHN	5,200	02/29/2008
20052349	EMERGENCY REPAIR	1,000	08/01/2005

OFF RECORD		DATE		TYPE	Q	V	RSN	SALE
Number				INST	U	I	CD	PRICE
2625/0768		3/14/2023		WD	U	I	11	100
GRANTOR: CADWELL BARBARA A								
GRANTEE: CADWELL BARBARA ANN								
1810/1295		8/16/2012		WD	Q	I	01	105,000
GRANTOR: ASBERRY RICK D								
GRANTEE: RAMSAY ANNE & BARBA								

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1993] W41 S25 FOP=[YR=1993] S10 E18 N10 W18\$ E41 N25\$.	