



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

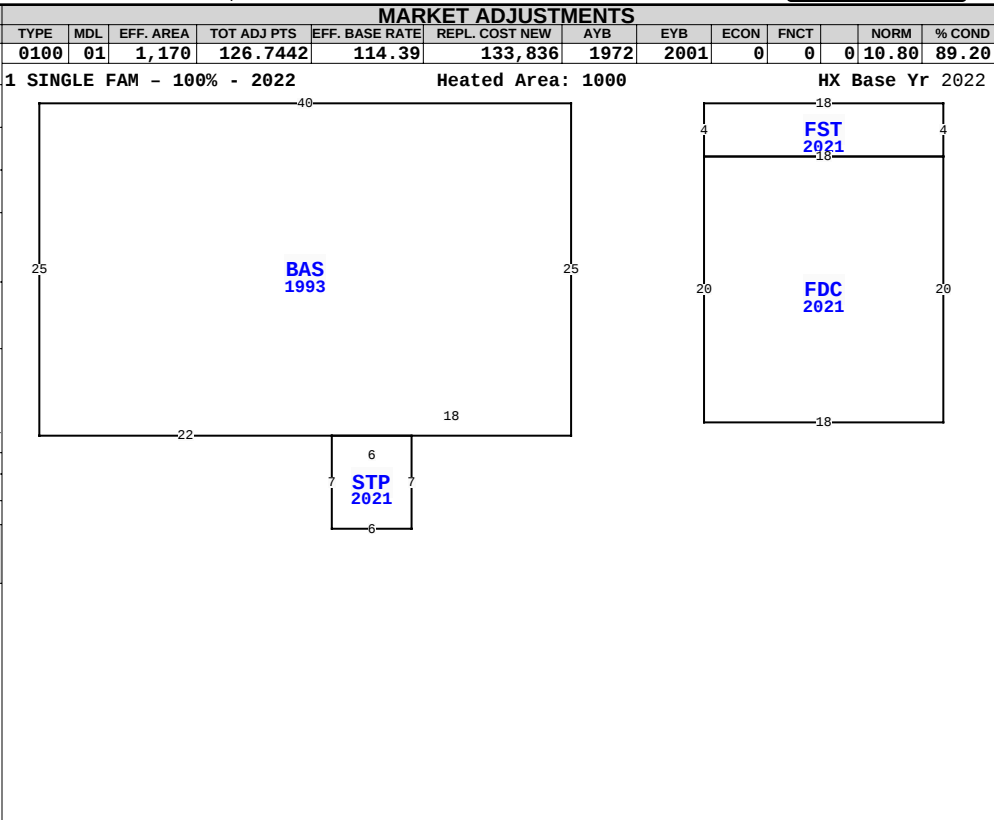
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1,000	102,036
FDC	360	35	126	12,856
FST	72	55	40	4,082
STP	42	10	4	409

TOTALS	1,474	1,170	119,382
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	100	0	0		800.00	SF 5.20
2	0855	CONC PAVER	0	100	0	0		180.00	SF 10.00
3	1242	WD DECK A	0	100	12	16		192.00	SF 10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-1	86.00	100.00	1.00



226 BENJAMIN ST, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									

TOTAL OB/XF									
5,118									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-1	86.00	100.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					119,382				
TOTAL MARKET OB/XF VALUE					5,118				
TOTAL LAND VALUE - MARKET					175,000				
TOTAL MARKET VALUE					299,500				
SOH/AGL Deduction					42,880				
ASSESSED VALUE					256,620				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					206,620				
TOTAL JUST VALUE					299,500				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					249,146				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190572	REMODEL	0	10/02/2019
20070951	REROOF W/30YR SHN	3,700	05/30/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2397/1098	10/01/2020	WD	Q	I	01	285,000
GRANTOR: ADAMS ARTHUR A & MELO						
GRANTEE: SCIANDRA PAUL A & L						
2313/0449	10/18/2019	QC	U	I	11	100
GRANTOR: ADAMS ARTHUR						
GRANTEE: ADAMS ARTHUR A & ME						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W40 S25 E22 STP=[YR=2021] S7 E6 N7 W6\$ E18 N25\$ PTR=E10 FST=[YR=2021] E18 S4 FDC=[YR=2021] S20 W18 N20 E18\$ W18 N4\$ W10\$.									