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

2024

00-00-31-1800-0258-0041

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

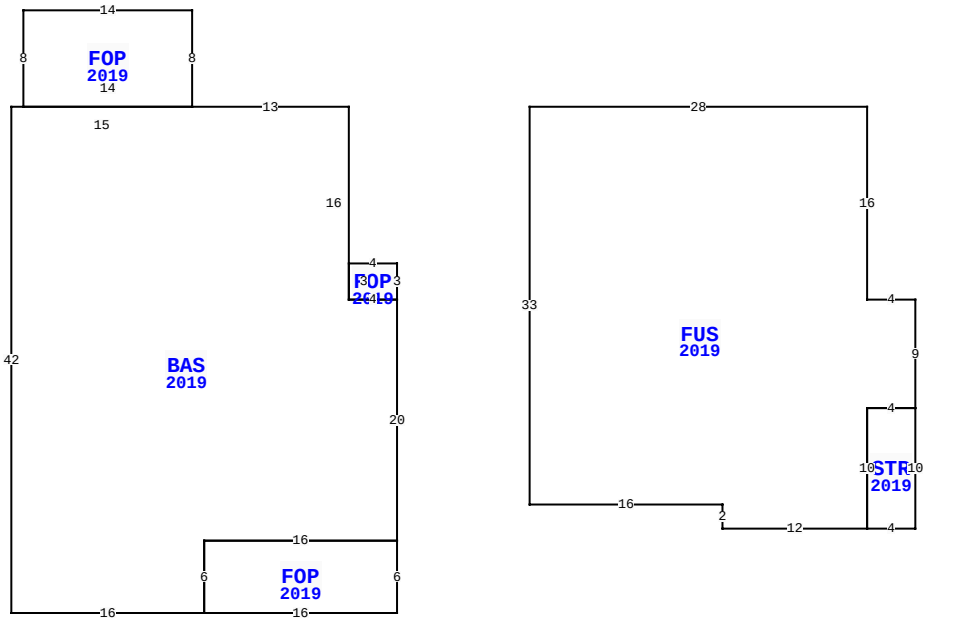
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	2.	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	163,883
FOP	12	30	4	554
FOP	96	30	29	4,014
FOP	112	30	34	4,706
FUS	984	100	984	136,200
STR	40	10	4	554
TOTALS	2,428		2,239	309,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,239	112.7000	140.88	315,430	2019	2019	0	0	0	1.75	98.25

1 SNGL FAM – 100% - 2020 Heated Area: 2168 HX Base Yr 2020



319 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		309,910
TOTAL MARKET OB/XF VALUE		13,902
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		498,812
SOH/AGL Deduction		197,688
ASSESSED VALUE		301,124
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		251,124
TOTAL JUST VALUE		498,812
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		485,650

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

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$.

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	0510	GARAGE WD-	0	100	24	20	240.00	SF	105.00	105.00	100	1994	1994	3	20	5,040	
2	0810	CONCRETE A	0	100	25	4	100.00	SF	6.50	6.50	100	2019	2019	3	98	637	
3	0812	CONCRETE C	0	100	0	0	1,316.00	SF	4.00	4.00	100	2013	2013	3	94	4,948	
4	1126	CB/STC 8"	0	100	0	0	70.00	SF	8.00	8.00	100	2019	2019	3	98	549	
5	1126	CB/STC 8"	0	100	0	0	348.00	SF	8.00	8.00	100	2019	2019	3	98	2,728	

LAND DESCRIPTION

TOTAL OB/XF 13,902

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	100	0006	R-1	52.00	100.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 12/03/2019 BY NW Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS