BLOCK 258 E100' OF W200' OF
N1/2 OF LOT 5
IN OR 1524/1584

JAMES KEVIN LEE
327 BENJAMIN STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0258-0051

BUILDING CHARACTERISTICS

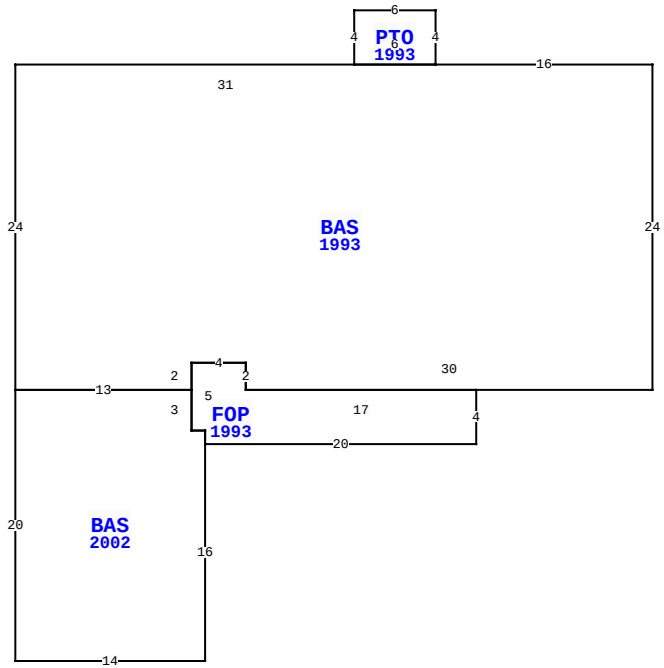
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,120	100	1,120	102,780
BAS	277	100	277	25,420
FOP	91	30	27	2,478
PTO	24	5	1	92
TOTALS	1,512		1,425	130,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,425	113.9840	108.28	154,299	1991	1991	0	0	0	15.25	84.75

1 SINGLE FAM – 100% - 2005 Heated Area: 1397 HX Base Yr 2005



327 BENJAMIN ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		130,768
TOTAL MARKET OB/XF VALUE		176
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		305,944
SOH/AGL Deduction		180,483
ASSESSED VALUE		125,461
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		75,461
TOTAL JUST VALUE		305,944
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6690	NEW CONSTR	52,000	08/05/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1524/1584	9/12/2007	QC	U	I	01	100
GRANTOR: JAMES WANDA T & KEVIN						
GRANTEE: JAMES KEVIN LEE						
0877/0990	4/06/1999	QC	U	I	06	24,000
GRANTOR: JAMES WANDA T & KEVIN						
GRANTEE: JAMES WANDA T & KEV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 PTO=[YR=1993] N4 W6 S4 E6$ W31 S24
BAS=[YR=2002] S20 E14 N16 FOP=[YR=1993] E20 N4 W17 N2 W4 S5
E1 S1 $ N1 W1 N3 W13 $ E13 N2 E4 S2 E30 N24 $.

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	0940	SHEDS/PORT	0	100	7	4	28.00	SF	30.00	30.00	100	2003	2003	3	21	176	

LAND DESCRIPTION

TOTAL OB/XF 176

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	86.00	100.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS