N 72 FT OF SUBS A & B OF LOT 1
& SUB C & D OF LOT 2
IN OR 2350/1083

DUNCAN ANN G/COULD ALLEN
P O BOX 104
FERNANDINA BEACH, FL 32035

2024

00-00-31-1800-0258-R01A

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

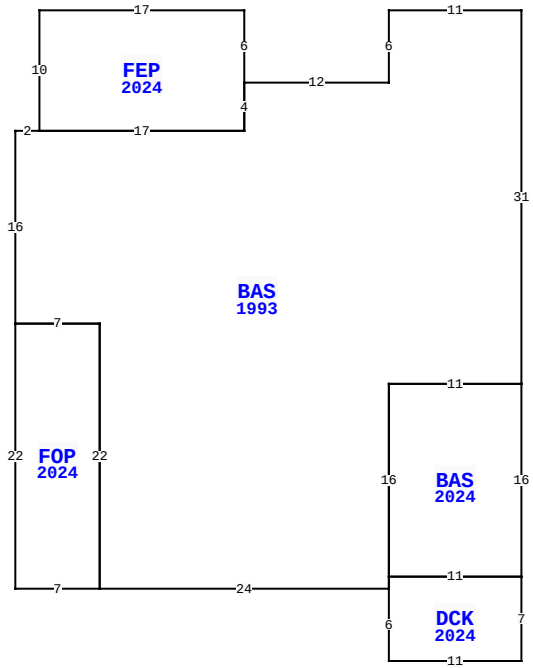
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,413	100	1,413	109,969
BAS	176	100	176	13,698
DCK	77	10	8	622
FEP	170	80	136	10,585
FOP	154	30	46	3,580
TOTALS	1,990		1,779	138,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,779	99.0000	94.05	167,315	1946	2000	0	0	0	17.25	82.75

1 SINGLE FAM – 100% - 2020 Heated Area: 1589 HX Base Yr 2020



211 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		138,453
TOTAL MARKET OB/XF VALUE		29,970
TOTAL LAND VALUE - MARKET		525,000
TOTAL MARKET VALUE		693,423
SOH/AGL Deduction		452,113
ASSESSED VALUE		241,310
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		191,310
TOTAL JUST VALUE		693,423
NCON VALUE		24,988
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		655,030

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200096	REMODEL	21,581	03/16/2020
20010068	XFOB	3,000	01/18/2001
9893-B	SWIM POOL	17,100	06/25/1996
9532-B	ADDITION	4,700	01/08/1996
8072	REPAIR/RRF	2,398	01/03/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2350/1083	3/27/2020	SW	U	I	30	95,000
GRANTOR: DUNCAN MICHELE A LIVI						
GRANTEE: DUNCAN ANN G & ALLE						
2346/0521	8/26/2015	SW	U	I	11	100
GRANTOR: BANK OF NEW YORK MELL						
GRANTEE: DUNCAN ANN G & ALLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W11 S6 W12 S4 W17 W2 S16 E7 S22 E24 N1 N16 E11 N31 $
BAS=[YR=2024;ORIG=-11,31] E11 S16 W11 N16 $
FEP=[YR=2024;ORIG=-40,0] E17 S6 S4 W17 N10 $
FOP=[YR=2024;ORIG=-42,26] E7 S22 W7 N22 $
DCK=[YR=2024;ORIG=-11,47] E11 S7 W11 N6 N1 $
.

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	0861	POOL GUNIT	0	100	0	0	409.00	SF	85.00	85.00	100	1996	1996	3	20	6,953	
2	0858	SCULP CONC	0	100	0	0	607.00	SF	13.00	13.00	100	1996	1996	3	91	7,181	
3	0810	CONCRETE A	0	100	7	6	42.00	SF	6.50	6.50	100	1946	1946	3	20	55	
4	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	1996	1996	3	20	600	
5	1241	WD DECK G	0	100	10	12	120.00	UT	11.50	11.50	100	1993	1993	3	20	276	
6	0810	CONCRETE A	0	100	0	0	276.00	SF	6.50	6.50	100	1946	1946	3	20	359	
7	0819	CONC 12"	0	100	0	0	40.00	SF	9.50	9.50	100	1946	1946	3	20	76	
8	0825	BRICK	0	100	0	0	521.00	SF	12.50	12.50	100	1997	1997	3	92	5,992	
9	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00	30.00	100	1998	1998	3	20	1,200	
10	0812	CONCRETE C	0	100	0	0	2,426.00	SF	4.00	4.00	100	1998	1998	3	75	7,278	

TOTAL OB/XF 29,970

LAND DESCRIPTION

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	72.00	200.00	2.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	350,000							
2	000100	C	SFR	100	0006	R-1	86.00	200.00	2.00	LT		1.00	1.00	0.50	175,000.00	87,500.00	175,000							

REVIEW DATE 12/13/2023 BY TWX Total Acres: 0.00 Total Land Value: 525,000 Market: 0 Agricultural: 0 Common: 525,000 PRINTED 08/06/2024 BY SYS