

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 90
Exterior Wall20FACE BRICK 10
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo14CARPET 70
Interior Floo08SHT VINYL 30
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms3 100
Bathrooms1 100

Frame Stories Units02WOOD FRAME 100
1. 100
0 100
BUD8 Adjustme Occupancy02DIST FB 100
00NONE 100

Quality03Quality Level 03
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA01
NEIGHBORHOOD/LOC1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,025	100	1,025	87,853
PTO	100	5	5	428

TOTALS	1,125		1,030	88,282
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EXTRA FEATURES

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	0	39	11			429.00SF6.50	100	1972	1972	3	23	641	
2	0810	CONCRETE A	0	0	21	3			63.00SF6.50	100	1972	1972	3	23	94	
3	0351	CARPORT MT	0	0	20	18			360.00SF6.30	100	1993	1993	3	20	454	
4	0940	SHEDS/PORT	0	0	8	10			80.00SF30.00	100	1993	1993	3	20	480	
5	0940	SHEDS/PORT	0	0	8	8			64.00SF30.00	100	1980	1980	3	20	384	
6	0819	CONC 12"	0	0	6	10			60.00SF9.50	100	1972	1972	3	23	131	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		0	00006	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 SY

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,030	114.8040	109.06	112,332	1972	1972	0	0	0	21.41	78.59

Heated Area: 1025 HX Base Yr

31

10

10

25

25

41

BAS 1993

PTO 1993

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

318 BENJAMIN ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 2Tax Dist:
BUILDING MARKET VALUE88,282TOTAL MARKET OB/XF VALUE2,184TOTAL LAND VALUE - MARKET175,000TOTAL MARKET VALUE265,466SOH/AGL Deduction75,110ASSESSED VALUE190,356TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE190,356TOTAL JUST VALUE265,466NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE261,390

SALES DATA

OFF RECORD Number	DATE	TYPE INST	QUANTITY	VOLUME	RSN CD	SALE PRICE
0492/1029	7/01/1986	WD	Q	I		40,000

GRANTOR:

GRANTEE:

0288/00463/01/1979WDUII30,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W10 S10 BAS=[YR=1993] W31 S25 E41 N25 W10\$ E10 N10\$. 10\$E22 N25 W10\$ E10 N10\$.