



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 90
Exterior Wall	20 FACE BRICK 10
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 100
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 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	1,025	100	1,025	87,039
UGR	289	45	130	11,040
UST	136	45	61	5,180

TOTALS 1,450 1,216 103,259

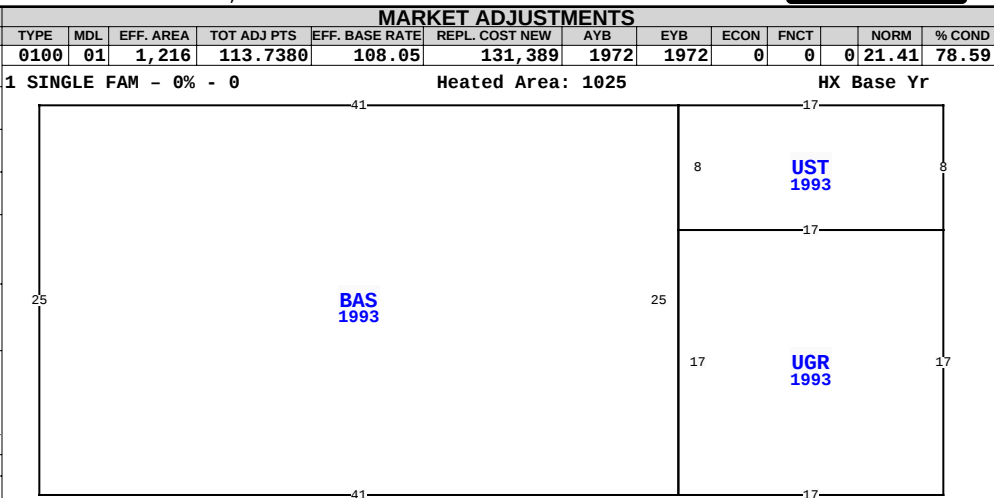
EXTRA FEATURES

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	0	0	460.00	SF	6.50	6.50	100	1972	1972	3	23	688	
2	1242	WD DECK A	0	0	16	12	192.00	SF	10.00	10.00	100	1987	1987	3	20	384	
3	0845	KOOL DECK	0	0	9	6	54.00	SF	7.25	7.25	100	1987	1987	3	52	204	
4	0810	CONCRETE A	0	0	4	12	48.00	SF	6.50	6.50	100	1972	1972	3	23	72	
5	0819	CONC 12"	0	0	2	4	8.00	SF	9.50	9.50	100	1972	1972	3	23	17	
6	0810	CONCRETE A	0	0	2	11	22.00	SF	6.50	6.50	100	1993	1993	3	66	94	
7	0810	CONCRETE A	0	0	0	0	194.00	SF	6.50	6.50	100	1996	1996	3	72	908	

LAND DESCRIPTION

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



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

312 BENJAMIN ST, FERNANDINA BEACH

TOTAL OB/XF																	2,367
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	0	0	460.00	SF	6.50	6.50	100	1972	1972	3	23	688	
2	1242	WD DECK A	0	0	16	12	192.00	SF	10.00	10.00	100	1987	1987	3	20	384	
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LAND DESCRIPTION

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1	000100	C	SFR	0	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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		103,259	
TOTAL MARKET OB/XF VALUE		2,367	
TOTAL LAND VALUE - MARKET		175,000	
TOTAL MARKET VALUE		280,626	
SOH/AGL Deduction		46,814	
ASSESSED VALUE		233,812	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		233,812	
TOTAL JUST VALUE		280,626	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		275,873	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040981	REPAIR/RRF	2,000	05/28/2004
3451B	N/A	1,000	10/01/1985

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1354/1973	10/03/2005	WD	Q	I		182,000	
GRANTOR: BROWN ANTHONY C							
GRANTEE: O'HAGAN STEPHANIE M							
1047/0968	4/02/2002	QC	U	I	01	37,200	
GRANTOR: MORRIS LUCINDA F							
GRANTEE: BROWN ANTHONY C							

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W17 BAS=[YR=1993] W41 S25 E41 UGR=[YR=1993] E17 N17 W17 S17 \$ N25 \$ S8 E17 N8 \$.