



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	04	SINGLE SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	03	MASONRY 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
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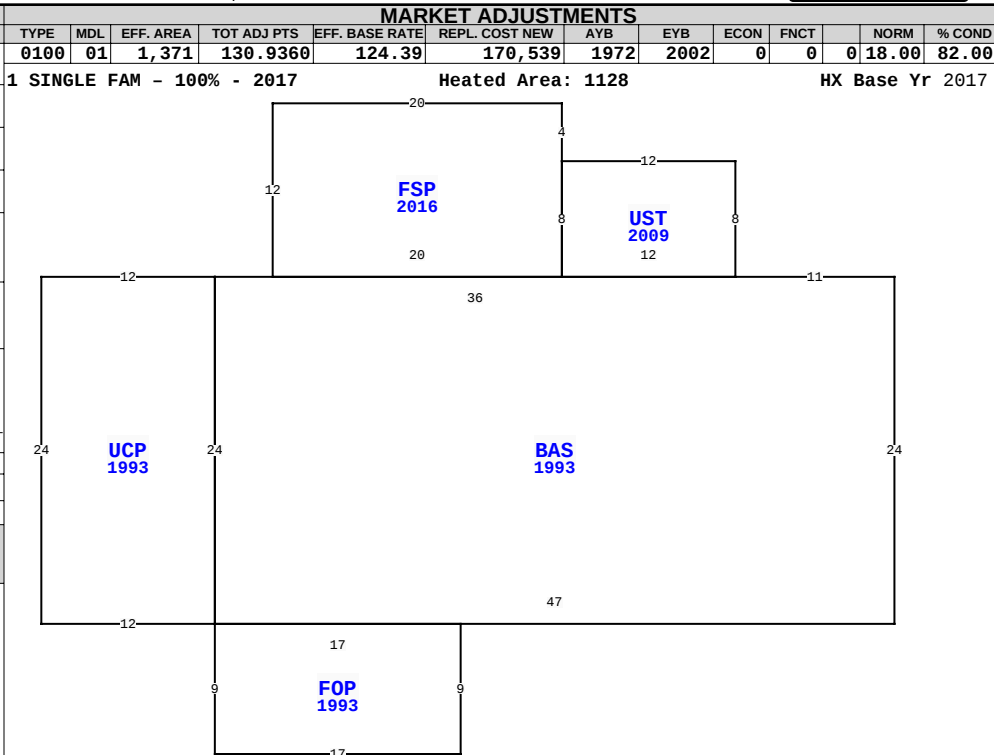
NEIGHBORHOOD/LOC	1007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,128	100	1,128	115,056
FOP	153	30	46	4,692
FSP	240	40	96	9,792
UCP	288	20	58	5,916
UST	96	45	43	4,386

TOTALS	1,905		1,371	139,842
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	4	16	64.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	14	4	56.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	0	0	790.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006	R-1	86.00	100.00	1.00	LT	



230 BENJAMIN ST, FERNANDINA BEACH

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

TOTAL OB/XF											
5,349											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		139,842	
TOTAL MARKET OB/XF VALUE		5,349	
TOTAL LAND VALUE - MARKET		175,000	
TOTAL MARKET VALUE		320,191	
SOH/AGL Deduction		178,633	
ASSESSED VALUE		141,558	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		91,558	
TOTAL JUST VALUE		320,191	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		314,472	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161671	SCRNRM	5,356	06/16/2016
20152537	REMODEL	7,300	10/29/2015
20090153	REPAIR/RRF	2,400	02/03/2009
8091	XFOB	500	01/13/1994
7975	REPAIR/RRF	950	11/11/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2568/1143	6/02/2022	WD	U	I	11	100
GRANTOR: PAYSON CHARLES B & EV						
GRANTEE: PAYSON FAMILY JOINT						
2010/0642	10/20/2015	WD	Q	I	02	130,000
GRANTOR: REED HARRY H JR & LAU						
GRANTEE: PAYSON CHARLES B &						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W11 UST=[YR=2009] N8W12 FSP=[YR=2016] N4 W20 S12 E20 N8\$ S8 E12 \$W36 UCP=[YR=1993] W12S24E12 FOP=[YR=1993] S9 E17 N9 W17\$ N24\$ S24 E47 N24\$.											