



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
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	05	Quality Level 05
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	1,000	100	1,000	106,768
FDC	360	35	126	13,453
FST	72	55	40	4,270
STP	42	10	4	427

TOTALS	1,474	1,170	124,918
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	800.00	SF	5.20
2	0855	CONC PAVER	0	100	0	0	180.00	SF	10.00
3	1242	WD DECK A	0	100	12	16	192.00	SF	10.00

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

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 1,170 126.7442 120.41 140,880 1972 2001 0 0 0 11.33 88.67

1 SINGLE FAM - 100% - 2022 Heated Area: 1000 HX Base Yr 2022

40

25

25

18

22

6

STP 2021

18

4

4

18

20

20

18

FST 2021

FDC 2021

BAS 1993

				BLD DATE						LGL DATE			
				XF DATE						LAND DATE			
				INC DATE						AG DATE			
226 BENJAMIN ST, FERNANDINA BEACH													

TOTAL OB/XF														
4,920														
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
1	000100	C	SFR	100	0006	R-1	86.00	100.00	1.00	LT		1.00	1.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					124,918				
TOTAL MARKET OB/XF VALUE					4,920				
TOTAL LAND VALUE - MARKET					175,000				
TOTAL MARKET VALUE					304,838				
SOH/AGL Deduction					40,519				
ASSESSED VALUE					264,319				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					214,319				
TOTAL JUST VALUE					304,838				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					299,500				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190572	REMODEL	0	10/02/2019
20070951	REROOF W/30YR SHN	3,700	05/30/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2397/1098	10/01/2020	WD	Q	I	01	285,000	
GRANTOR: ADAMS ARTHUR A & MELO							
GRANTEE: SCIANDRA PAUL A & L							
2313/0449	10/18/2019	QC	U	I	11	100	
GRANTOR: ADAMS ARTHUR							
GRANTEE: ADAMS ARTHUR A & ME							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W40 S25 E22 STP=[YR=2021] S7 E6 N7 W6\$ E18 N25\$ PTR=E10 FST=[YR=2021] E18 S4 FDC=[YR=2021] S20 W18 N20 E18\$ W18 N4\$ W10\$.									