

BENTON TOMMIE L
PO BOX 1234
FERNANDINA BEACH, FL 32035-1234

00-00-31-1800-0230-08B0

BUILDING CHARACTERISTICS

ELEMENT	CD				
Exterior Wall	05 AVERAGE 100				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 80				
Interior Floor	08 SHT VINYL 20				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	2 100				
Bathrooms	1 100				
Frame	02 WOOD FRAME 100				
Stories Units	1. 1. 100 0 100				
BUD8 Adjustme	02 DIST FB 100				
Occupancy	00 NONE 100				
Quality	02 Quality Level 02				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 01				
NEIGHBORHOOD/LOC	1009.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	1993	864	72,591
BAS	112	100	2007	112	9,410
STR	12	10	2008	1	84
UOP	176	20	2007	35	2,941
TOTALS	1,164			1,012	85,025

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,012	108.7560	108.76	110,065	1962	1962	0	0	22.75	77.25

1 SINGLE FAM - 100% - 2005Heated Area: 976HX Base Yr 2005

36

24

24

36

14

22

18

14

3

3

4

BAS 1993

BAS 2007

UOP 2007

STR 2008

NASSAU COUNTY PROPERTY

PAGE 1 of 1

2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2		Tax Dist:
BUILDING MARKET VALUE		85,025
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		151,200
TOTAL MARKET VALUE		236,225
SOH/AGL Deduction		174,117
ASSESSED VALUE		62,108
TOTAL EXEMPTION VALUE		HX HB 37,108
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		236,225
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,234

PERMIT NUMDESCRIPTIONAMTISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0631/1090	7/23/1991	WD	U	I		35,000

GRANTOR: SIMMONS EVETT L P/R

GRANTEE: BENTON TOMMIE L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 S24 BAS=[YR=2007] S8 E14 UOP=[YR=2007] E4 STR=[YR=2008] S3E4N3W4\$ E18 N8W22S8\$ N8W14\$ E36 N24\$.

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	RES	100		R-2	56.00	100.00	56.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	151,200							

TOTAL OB/XF

0

REVIEW DATE 05/29/2019 BY DJA Total Acres: 0.00 Total Land Value: 151,200 Market: 0 Agricultural: 0 Common: 151,200 PRINTED 07/30/2025 BY SYS