

BLOCK 256 S1/2 OF LOT 10
(EX W 80 FT)
CITY OF FDNA BEACH

GLAZER BENJAMIN A
601 N 15TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0256-0103



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,338	100	1993	1,338	138,507
BAS	640	100	2024	640	66,252
FGR	576	55	1993	317	32,815
FOP	42	30	1993	13	1,345
PTO	896	5	2024	45	4,658
TOTALS	3,492			2,353	243,579

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	46	18	828.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	56	3	168.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	18	10	180.00	SF	6.50	6.50	
4	0825	BRICK	0	100	7	4	28.00	SF	12.50	12.50	
5	1242	WD DECK A	0	100	10	22	220.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100	0006	R-1	86.00	150.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,353	106.7220	106.72	251,112	1984	2017	0	0	3.00	97.00
1 SINGLE FAM - 100% - 2021						Heated Area: 1978		HX Base Yr 2021			
BLD DATE						LGL DATE		05/08/2025			
XF DATE						LAND DATE		MLU			

TOTAL OB/XF											
3,981											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						243,579					
TOTAL MARKET OB/XF VALUE						3,981					
TOTAL LAND VALUE - MARKET						225,000					
TOTAL MARKET VALUE						472,560					
SOH/AGL Deduction						114,480					
ASSESSED VALUE						358,080					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						307,358					
TOTAL JUST VALUE						472,560					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						461,810					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211539	ADDITION	0	10/25/2021
20111060	RE-ROOF W/30 YR S	6,480	06/28/2011
20041665	2 DOOR REPLACEMEN	0	09/16/2004
20012550	VINYL SIDING /SOF	0	11/26/2001
2454	NEW CONSTR	41,685	03/01/1984

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2429/1717	1/30/2021	QC	U	I	11	100	
GRANTOR: GLAZER MICHELE D							
GRANTEE: GLAZER BENJAMIN A							
2244/1348	12/14/2018	WD	Q	I	01	262,500	
GRANTOR: SCHIEBER RONALD S & S							
GRANTEE: GLAZER BENJAMIN A &							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1993;ORIG=0,0] N30 W14 W32 S30 E24 N6 E7 S6 E15 \$											
BAS=[YR=2024;ORIG=-46,-50] E32 S20 W32 N20 \$											
FGR=[YR=1993;ORIG=-46,0] S24 E24 N24 W24 \$											
FOP=[YR=1993;ORIG=-22,0] E7 N6 W7 S6 \$											
PTO=[YR=2024;ORIG=-14,-30] E14 E14 N32 W28 S12 S20 \$											