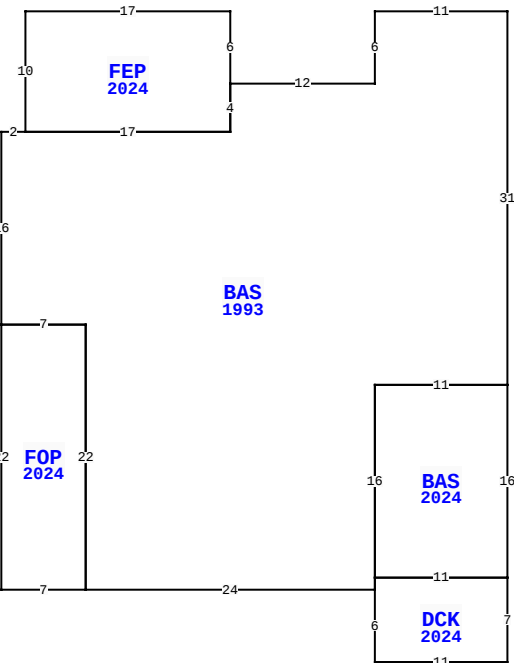


DUNCAN ANN G/COULD ALLEN
P O BOX 104
FERNANDINA BEACH, FL 32035

00-00-31-1800-0258-R01A

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																								
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																					
Exterior Wall		07	ASB SHNGLE 100							0100	01	1,779	99.0000	99.00	176,121	1946	2000	0	0	0	18.00	82.00	VALUATION BY					STANDARD																
Roof Structur		03	GABLE/HIP 100							1 SINGLE FAM - 100% - 2020										Heated Area: 1589										HX Base Yr 2020					Tax Group: 2					Tax Dist:				
Roof Cover		05	COMP SHNGL 100																	BUILDING MARKET VALUE					144,419																			
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					29,710																			
Interior Floo		12	HARDWOOD 80																	TOTAL LAND VALUE - MARKET					540,000																			
Interior Floo		08	SHT VINYL 20																	TOTAL MARKET VALUE					714,129																			
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					465,821																			
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					248,308																			
																				TOTAL EXEMPTION VALUE					HX HB					50,722														
Bedrooms			3 100							BASE TAXABLE VALUE					197,586																													
Bathrooms			2 100							TOTAL JUST VALUE					714,129																													
Frame		02	WOOD FRAME 100							NCON VALUE					0																													
Stories		1.	1. 100							INCOME VALUE																																		
Units			0 100							PREVIOUS YEAR MKT VALUE					693,423																													
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	1,413	100	1993	1,413	114,707																																							
BAS	176	100	2024	176	14,288																																							
DCK	77	10	2024	8	649																																							
FEP	170	80	2024	136	11,040																																							
FOP	154	30	2024	46	3,734																																							
TOTALS		1,990			1,779	144,419																																						
EXTRA FEATURES						211 BENJAMIN ST, FERNANDINA BEACH										BLD DATE				LGL DATE		05/08/2025		MLU																				
																XF DATE				LAND DATE																								
																INC DATE				AG DATE																								
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	0861	POOL GUNIT	0 100	0	0	409.00	SF	85.00	85.00	100	1996	1996	3	20	6,953																													
2	0858	SCULP CONC	0 100	0	0	607.00	SF	13.00	13.00	100	1996	1996	3	91	7,181																													
3	0810	CONCRETE A	0 100	7	6	42.00	SF	6.50	6.50	100	1946	1946	3	20	55																													
4	0940	SHEDS/PORT	0 100	10	10	100.00	SF	30.00	30.00	100	1996	1996	3	20	600																													
5	1241	WD DECK G	0 100	10	12	120.00	UT	11.50	11.50	100	1993	1993	3	20	276																													
6	0810	CONCRETE A	0 100	0	0	276.00	SF	6.50	6.50	100	1946	1946	3	20	359																													
7	0819	CONC 12"	0 100	0	0	40.00	SF	9.50	9.50	100	1946	1946	3	20	76																													
8	0825	BRICK	0 100	0	0	521.00	SF	12.50	12.50	100	1997	1997	3	91	5,926																													
9	0940	SHEDS/PORT	0 100	10	20	200.00	SF	30.00	30.00	100	1998	1998	3	20	1,200																													
10	0812	CONCRETE C	0 100	0	0	2,426.00	SF	4.00	4.00	100	1998	1998	3	73	7,084																													
LAND DESCRIPTION						TOTAL OB/XF										29,710																												
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	0006	R-1	72.00	200.00	2.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	360,000																											
2	000100	C	RES	100	0006	R-1	86.00	200.00	2.00	LT		1.00	1.00	0.50	180,000.00	90,000.00	180,000																											