S 57 FT OF E89.75 FT & N29 FT
OF E82.25 FT OF B OF LOT 2
IN OR 2703 PG 327

SAPP DAVID W & CYNTHIA A L/E/
225 BENJAMIN ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0258-R02B

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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

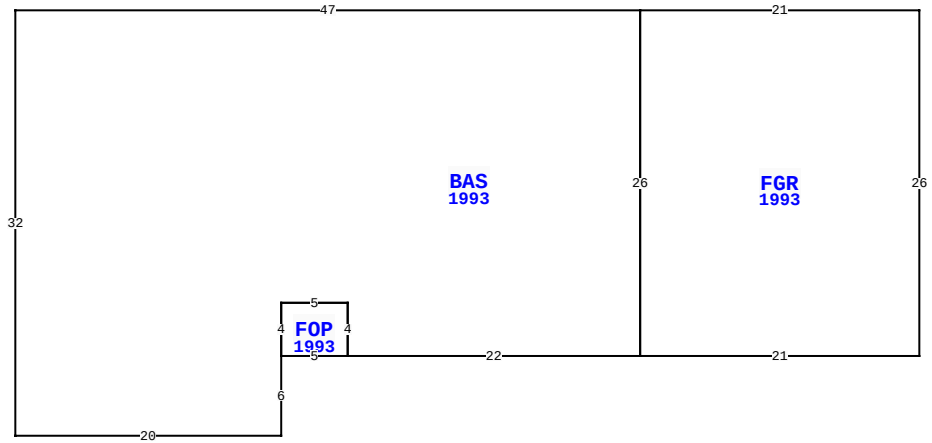
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,322	100	1993	1,322	123,863
FGR	546	55	1993	300	28,108
FOP	20	30	1993	6	562
TOTALS	1,888			1,628	152,534

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,628	113.0160	113.02	183,997	1987	1987	0	0	0	17.10	82.90

1 SINGLE FAM – 100% - 1988 Heated Area: 1322 HX Base Yr 1988



225 BENJAMIN ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		152,534
TOTAL MARKET OB/XF VALUE		6,018
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		338,552
SOH/AGL Deduction		214,104
ASSESSED VALUE		124,448
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		73,726
TOTAL JUST VALUE		338,552
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,672

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122309	6'CYPRESS FENCE	0	11/14/2012
20121023	H/AC	6,735	06/06/2012
20100418	REPAIR DUCT WORK	375	03/10/2010
20041862	RE-ROOF	6,000	10/14/2004
20032454	ELEC OTHER	1,000	02/05/2003
20022259	12X14 SUNROOM	16,000	12/31/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2703/327	3/27/2024	LE	U	I	11	100
GRANTOR: SAPP DAVID W & CYNTHI						
GRANTEE: WATSON SARA K						
0380/0368	3/01/1983	WD	Q	V		9,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W21 BAS=[YR=1993] W47 S32 E20 N6 FOP=[YR=1993] E5 N4 W5 S4 $ N4 E5 S4 E22 N26 $ S26 E21 N26 $.

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	
2	0810	CONCRETE A	0	100	31	3	93.00	SF	6.50	6.50	100	1987	1987	3	49.5	299	
3	0811	CONCRETE B	0	100	49	16	784.00	SF	5.20	5.20	100	1987	1987	3	49.5	2,018	
4	1242	WD DECK A	0	100	12	10	120.00	SF	10.00	10.00	100	1987	1987	3	20	240	
5	0756	FEP	0	100	14	12	168.00	SF	40.50	40.50	100	2002	2002	3	20	1,361	

LAND DESCRIPTION

TOTAL OB/XF 6,018

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	57.00	90.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS