SUB A OF LOT 6
REPLAT BLOCK 258 PB 2/54
CITY OF FDNA BEACH

BURNLEY ALAN L
23 S 7TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0258-R06A

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

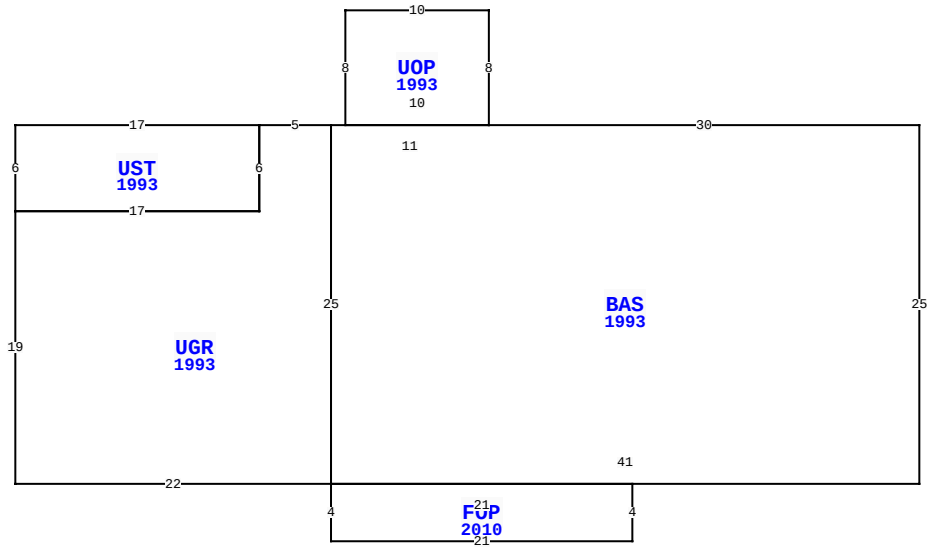
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	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	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	1,025	100	1993	1,025	89,335
FOP	84	30	2010	25	2,179
UGR	448	45	1993	202	17,606
UOP	80	20	1993	16	1,394
UST	102	45	1993	46	4,009
TOTALS	1,739			1,314	114,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,314	113.7760	113.78	149,507	1972	1972	0	0	0	23.40	76.60

1 SINGLE FAM – 0% - 0 Heated Area: 1025 HX Base Yr



332 BENJAMIN ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	114,522
TOTAL MARKET OB/XF VALUE	1,172
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	295,694
SOH/AGL Deduction	60,308
ASSESSED VALUE	235,386
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	235,386
TOTAL JUST VALUE	295,694
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	285,426

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102157	REPAIR/RRF	2,000	12/20/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2777/1031	3/28/2025	QC	U	I	11	100
GRANTOR: SAB GROUP LLC						
GRANTEE: BURNLEY ALAN L						
1900/0346	1/15/2014	WD	Q	I	02	112,000
GRANTOR: IVY DEBORAH						
GRANTEE: SAB GROUP LLC						

BUILDING NOTES

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	0810	CONCRETE A	0	0	32	11	352.00	SF	6.50	6.50	100	1972	1972	3	22	503	
2	0810	CONCRETE A	0	0	6	11	66.00	SF	6.50	6.50	100	1980	1980	3	30	129	
3	0940	SHEDS/PORT	0	0	9	10	90.00	SF	30.00	30.00	100	1990	1990	3	20	540	

BUILDING DIMENSIONS

BAS=[YR=1993] W30 UOP=[YR=1993] N8W10S8E10 $ W11
UGR=[YR=1993] W5 UST=[YR=1993] W17 S6 E17 N6 $ S6 W17S19 E22
FOP=[YR=2010] S4E21N4W21$ N25$ S25 E41 N25 $.

LAND DESCRIPTION

TOTAL OB/XF 1,172

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	0	0006	R-1	86.00	100.00	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