

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall

05 AVERAGE 90

Exterior Wall

20 FACE BRICK 10

Roof Structur

03 GABLE/HIP 100

Roof Cover

03 COMP SHNGL 100

Interior Wall

05 DRYWALL 100

Interior Floo

14 CARPET 70

Interior Floo

08 SHT VINYL 30

Air Condition

03 CENTRAL 100

Heating Type

04 AIR DUCTED 100

Bedrooms

3 100

Bathrooms

1 100

Frame Stories

02 WOOD FRAME 100

Units

1. 1. 100

BUD8 Adjustme

02 DIST FB 100

Occupancy

00 NONE 100

Quality

03 Quality Level 03

DOR CODE

0100SINGLE 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

92,147

PTO

100

5

1993

5

449

TOTALS

1,125

1,030

92,597

EXTRA FEATURES

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

0810

CONCRETE A

0

0

39

11

429.00

SF

6.50

6.50

100

1972

1972

3

22

613

2

0810

CONCRETE A

0

0

21

3

63.00

SF

6.50

6.50

100

1972

1972

3

22

90

3

0351

CARPORT MT

0

0

20

18

360.00

SF

6.30

6.30

100

1993

1993

3

20

454

4

0940

SHEDS/PORT

0

0

8

10

80.00

SF

30.00

30.00

100

1993

1993

3

20

480

5

0940

SHEDS/PORT

0

0

8

8

64.00

SF

30.00

30.00

100

1980

1980

3

20

384

6

0819

CONC 12"

0

0

6

10

60.00

SF

9.50

9.50

100

1972

1972

3

22

125

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

0

00006

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

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FUNCT

NORM

% COND

0100

01

1,030

114.8040

114.80

118,244

1972

1972

0

0

0

21.69

78.31

1 SINGLE FAM - 0% - 0

Heated Area: 1025

HX Base Yr

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/08/2025

MLU

318 BENJAMIN ST, FERNANDINA BEACH

25

31

10

10

25

41

BAS
1993

PTO
1993

NASSAU COUNTY PROPERTY

PAGE 1 of 1

2

VALUATION SUMMARY

VALUATION BY

Tax Group: 2

Tax Dist:

STANDARD

BUILDING MARKET VALUE

92,597

TOTAL MARKET OB/XF VALUE

2,146

TOTAL LAND VALUE - MARKET

180,000

TOTAL MARKET VALUE

274,743

SOH/AGL Deduction

65,351

ASSESSED VALUE

209,392

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

209,392

TOTAL JUST VALUE

274,743

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

265,466

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

0492/1029

7/01/1986

WD

Q

I

40,000

GRANTOR:

GRANTEE:

0288/0046

3/01/1979

WD

U

I

30,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W10 S10 BAS=[YR=1993] W31 S25 E41 N25 W10\$ E10 N10\$. 10\$E22 N25 W10\$ E10 N10\$.