SUB C OF 7
IN OR 1354/1973
REPLAT BLOCK 258 PB 2/54

O'HAGAN STEPHANIE M
312 BENJAMIN STREET
FERNANDINA BEACH, FL 32034-3139

2025

00-00-31-1800-0258-R07C

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		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

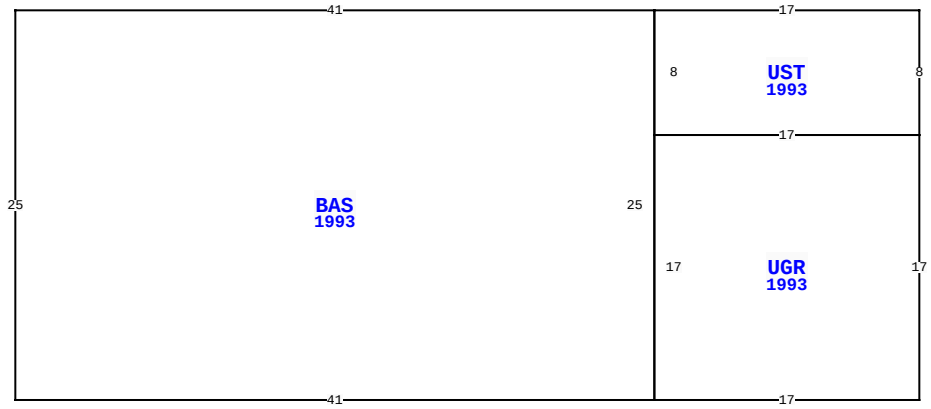
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,025	100	1993	1,025	91,297
UGR	289	45	1993	130	11,579
UST	136	45	1993	61	5,433
TOTALS	1,450			1,216	108,309

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,216	113.7380	113.74	138,308	1972	1972	0	0	0	21.69	78.31

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



312 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	108,309
TOTAL MARKET OB/XF VALUE	2,297
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	290,606
SOH/AGL Deduction	33,413
ASSESSED VALUE	257,193
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	257,193
TOTAL JUST VALUE	290,606
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	280,626

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040981	REPAIR/RRF	2,000	05/28/2004
3451B	N/A	1,000	10/01/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1354/1973	10/03/2005	WD	Q	I		182,000
GRANTOR: BROWN ANTHONY C						
GRANTEE: O'HAGAN STEPHANIE M						
1047/0968	4/02/2002	QC	Q	I	01	37,200
GRANTOR: MORRIS LUCINDA F						
GRANTEE: BROWN ANTHONY C						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W17 BAS=[YR=1993] W41 S25 E41 UGR=[YR=1993] E17 N17 W17 S17 $ N25 $ S8 E17 N8 $.

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	0	0	460.00	SF	6.50	6.50	100	1972	1972	3	22	658	
2	1242	WD DECK A	0	0	16	12	192.00	SF	10.00	10.00	100	1987	1987	3	20	384	
3	0845	KOOL DECK	0	0	9	6	54.00	SF	7.25	7.25	100	1987	1987	3	49.5	194	
4	0810	CONCRETE A	0	0	4	12	48.00	SF	6.50	6.50	100	1972	1972	3	22	69	
5	0819	CONC 12"	0	0	2	4	8.00	SF	9.50	9.50	100	1972	1972	3	22	17	
6	0810	CONCRETE A	0	0	2	11	22.00	SF	6.50	6.50	100	1993	1993	3	64	92	
7	0810	CONCRETE A	0	0	0	0	194.00	SF	6.50	6.50	100	1996	1996	3	70	883	

LAND DESCRIPTION

TOTAL OB/XF 2,297

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