SUB A OF 8
IN OR 729 PG 1450
REPLAT BLOCK 258 PB 2/54

BECKHAM JOEL A & MELANIE R
304 BENJAMIN ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0258-R08A

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 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

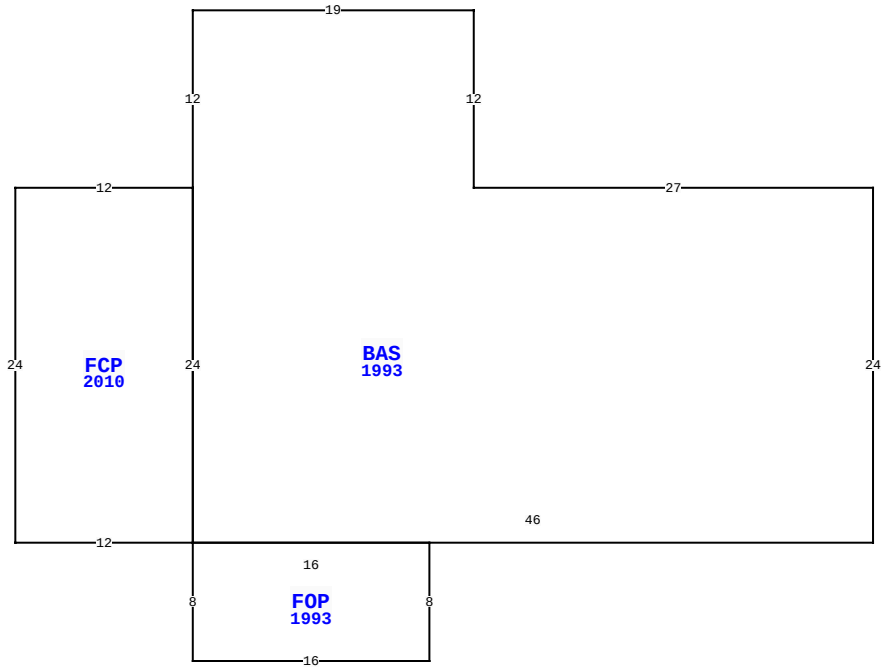
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,332	100	1993	1,332	118,580
FCP	288	25	2010	72	6,410
FOP	128	30	1993	38	3,383
TOTALS	1,748			1,442	128,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,442	111.2800	111.28	160,466	1972	1972	0	0	0	20.00	80.00

1 SINGLE FAM – 100% - 1996 Heated Area: 1332 HX Base Yr 1996



304 BENJAMIN ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		128,373
TOTAL MARKET OB/XF VALUE		4,644
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		313,017
SOH/AGL Deduction		223,303
ASSESSED VALUE		89,714
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		38,992
TOTAL JUST VALUE		313,017
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,033

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140358	CONCAPRON	0	02/21/2014
20101682	REMODEL	12,000	09/27/2010
20101666	REPAIR/RRF	3,000	09/23/2010
20091524	H/AC	3,000	11/05/2009
2002954	REMODEL	0	05/15/2000
2002927	REMODEL	4,000	05/11/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0729/1450	5/16/1995	WD	Q	I		55,000
GRANTOR: LOVELL MARGARET W						
GRANTEE: BECKHAM JOEL & MELA						
0128/0095	1/01/1972	TA	Q	I		16,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 N12 W19 S12 FCP=[YR=2010] W12S24 E12
FOP=[YR=1993] S8 E16N8 W16 $ N24 $ S24 E46 N24 $.

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	0811	CONCRETE B	0	100	0	0	950.00	SF	5.20	5.20	100	2014	2014	3	94	4,644	

LAND DESCRIPTION

TOTAL OB/XF 4,644

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	86.00	100.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 08/29/2019 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS