SUB A OF 9
REPLAT BLOCK 258 PB 2 PG 54
CITY OF FDNA BEACH

SCIANDRA PAUL A & LISA A
226 BENJAMIN ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0258-R09A

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	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
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	05	Quality Level 05

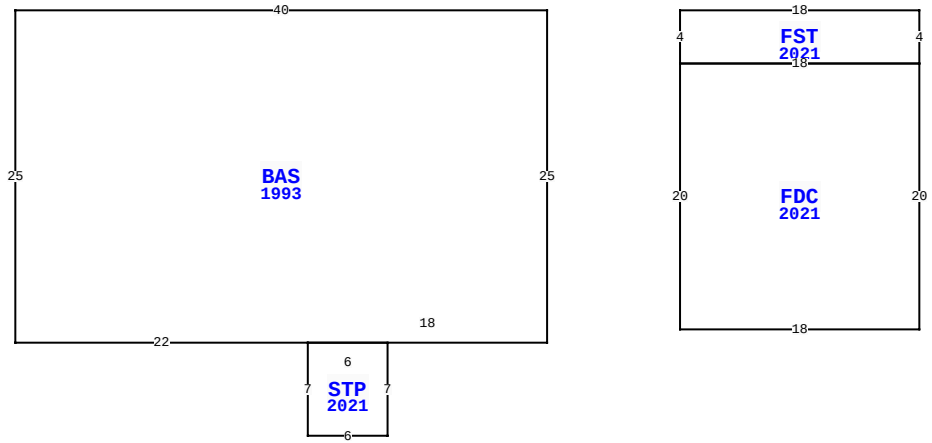
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1993	1,000	111,721
FDC	360	35	2021	126	14,077
FST	72	55	2021	40	4,469
STP	42	10	2021	4	447
TOTALS	1,474			1,170	130,714

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,170	126.7442	126.74	148,286	1972	2001	0	0	0	11.85	88.15

1 SINGLE FAM – 100% - 2022 Heated Area: 1000 HX Base Yr 2022



226 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		130,714
TOTAL MARKET OB/XF VALUE		4,758
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		315,472
SOH/AGL Deduction		43,488
ASSESSED VALUE		271,984
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		221,262
TOTAL JUST VALUE		315,472
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,838

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190572	REMODEL	0	10/02/2019
20070951	REROOF W/30YR SHN	3,700	05/30/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2397/1098	10/01/2020	WD	Q	I	01	285,000
GRANTOR: ADAMS ARTHUR A & MELO						
GRANTEE: SCIANDRA PAUL A & L						
2313/0449	10/18/2019	QC	U	I	11	100
GRANTOR: ADAMS ARTHUR						
GRANTEE: ADAMS ARTHUR A & ME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S25 E22 STP=[YR=2021] S7 E6 N7 W6$ E18 N25$ PTR=E10 FST=[YR=2021] E18 S4 FDC=[YR=2021] S20 W18 N20 E18$ W18 N4$ W10$.

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	800.00	SF	5.20	5.20	100	1980	1980	3	30	1,248	
2	0855	CONC PAVER	0	100	0	0	180.00	SF	10.00	10.00	100	2021	2021	3	99	1,782	
3	1242	WD DECK A	0	100	12	16	192.00	SF	10.00	10.00	100	2021	2021	3	90	1,728	

LAND DESCRIPTION

TOTAL OB/XF 4,758

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 12/06/2021 BY DJ Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS