SUB N64 FT OF A OF 10 IN OR 2715
REPLAT BLOCK 258 PBK 2/54 & BLOC
PT SUBLOT C LOT 9 IN OR 848/591

MCDONALD LARRY & ELIZABETH
214 BENJAMIN ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0258-R10A

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

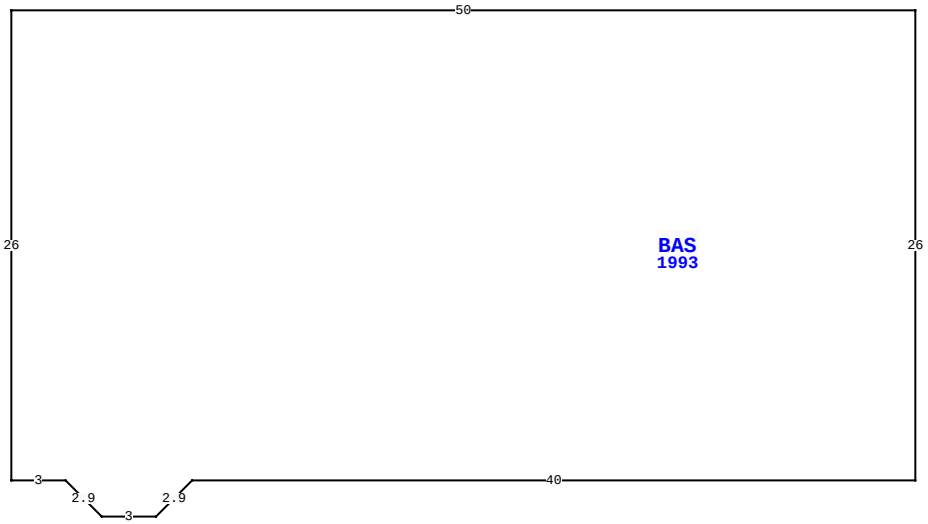
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,310	100	1993	1,310	113,672
TOTALS	1,310			1,310	113,672

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,310	114.4000	114.40	149,864	1991	1991	0	0	0	24.15	75.85

1 SINGLE FAM – 100% - 1992 Heated Area: 1310 HX Base Yr 1992



214 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		135,117
TOTAL MARKET OB/XF VALUE		7,496
TOTAL LAND VALUE - MARKET		261,000
TOTAL MARKET VALUE		403,613
SOH/AGL Deduction		139,727
ASSESSED VALUE		263,886
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		213,164
TOTAL JUST VALUE		403,613
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		391,521

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033464	ADDITION	2,000	07/11/2003
B969751	REMODEL	1,600	04/12/1996
6629	NEW CONSTR	26,000	06/24/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2715/170	5/30/2024	QC	U	I	11	100
GRANTOR: MCDONALD ELIZABETH F/						
GRANTEE: MCDONALD LARRY & EL						
0848/0591	9/11/1998	WD	U	V	07	100
GRANTOR: EMANUEL JEAN S						
GRANTEE: MCDONALD LARRY & EL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S26 E3 D2 R2 E3 U2 R2 E40 N26 $.

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	100	0	0	502.00	SF	6.50	6.50	100	1991	1991	3	59.5	1,941	
2	0810	CONCRETE A	0	100	0	0	898.00	SF	6.50	6.50	100	2000	2000	3	77	4,494	
3	0940	SHEDS/PORT	0	100	8	10	80.00	SF	13.20	13.20	100	1995	1995	3	20	211	
4	0810	CONCRETE A	0	100	0	0	30.00	SF	6.50	6.50	100	2000	2000	3	77	150	
5	1242	WD DECK A	0	100	0	0	350.00	SF	10.00	10.00	100	2000	2000	3	20	700	

LAND DESCRIPTION

TOTAL OB/XF 7,496

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	64.00	100.00	1.00	LT		1.00	1.00	0.75	180,000.00	135,000.00	135,000							
2	000100	C	RES	100	0006	R-1	86.00	46.00	1.00	LT		1.00	1.00	0.70	180,000.00	126,000.00	126,000							

REVIEW DATE 07/23/2024 BY HSA Total Acres: 0.00 Total Land Value: 261,000 Market: 0 Agricultural: 0 Common: 261,000 PRINTED 07/30/2025 BY SYS

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REPLAT BLOCK 258 PBK 2/54 & BLOC
PT SUBLOT C LOT 9 IN OR 848/591

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FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0258-R10A

BUILDING CHARACTERISTICS

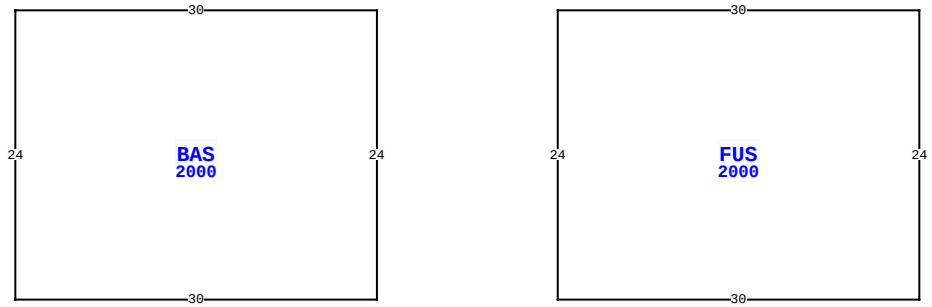
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	07	NONE 50
Interior Floo	02	MIN PLYWD 50
Interior Floo	03	CONC FINSH 50
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	720	100	2000	720	10,722
FUS	720	100	2000	720	10,722
TOTALS	1,440			1,440	21,445

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,440	67.0800	24.82	35,741	2000	2000	0	0	0	40.00	60.00

2 GARAGE RES – 100% - 2024 Heated Area: 1440 HX Base Yr 1992



214 BENJAMIN ST, FERNANDINA BEACH

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 2

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TOTAL JUST VALUE		403,613
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		391,521

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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0848/0591	9/11/1998	WD	U	V	07	100
GRANTOR: EMANUEL JEAN S						
GRANTEE: MCDONALD LARRY & EL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W30 S24 E30 N24 $ PTR= E15 FUS=[YR=2000] E30 S24 W30 N24 $ W15 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/23/2024 BY HSA Total Acres: 0.00 Total Land Value: 261,000 Market: 0 Agricultural: 0 Common: 261,000 PRINTED 07/30/2025 BY SYS