BLK 242 TRACTC C & D OF LOT 2
IN OR 372/333
CITY OF FDNA BEACH S/D OF

BENJAMIN CARL T & MARGIE L
245 WEST REVELS AVE
LENOX, GA 31637

2026

00-00-31-1800-0242-02C0

BUILDING CHARACTERISTICS

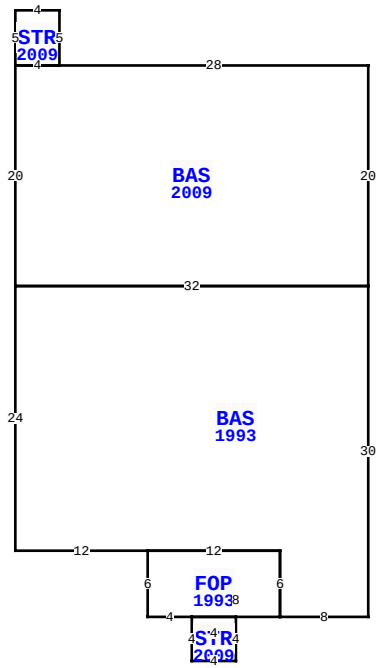
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	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	1920	PROF DAYCARE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	1993	816	70,359
BAS	640	100	2009	640	55,184
FOP	72	30	1993	22	1,897
STR	16	10	2009	2	172
STR	20	10	2009	2	172
TOTALS	1,564			1,482	127,785

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,482	96.9000	101.74	150,779	1983	1993	0	0	0	15.25	84.75

1 SINGLE FAM 0% - 0 Heated Area: 1456 HX Base Yr



216 S 13TH ST, FERNANDINA BEACH

BLD DATE	06/28/2021	KK	LGL DATE	
XF DATE	06/28/2021	KK	LAND DATE	05/07/2025 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	127,785
TOTAL MARKET OB/XF VALUE	1,830
TOTAL LAND VALUE - MARKET	236,844
TOTAL MARKET VALUE	366,459
SOH/AGL Deduction	123,442
ASSESSED VALUE	243,017
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	243,017
TOTAL JUST VALUE	366,459
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	360,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062190	XFOB	1,500	09/20/2006
20061879	ELEC OTHER	1,000	08/09/2006
6322	ADDITION	100	01/09/1991
6273	ADDITION	7,000	11/27/1990
5799	REPAIR/RRF	800	01/13/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0105/0393	9/22/1970	FJ	Q	I	03	100

GRANTOR: NASSAU COUNTY CLERK O

GRANTEE: NASSAU COUNTY BOCC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W28 STR=[YR=2009] N5 W4 S5 E4$ W4 S20
BAS=[YR=1993] S24 E12 FOP=[YR=1993] S6 E4 STR=[YR=2009] S4 E4 N4 W4$ E8 N6 W12$ E12 S6 E8 N30 W32$ E32 N20$.

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	20	20	400.00	SF	6.50	6.50	100	1993	1993	3	62	1,612	
2	1243	WD DECK F	0	0	31	4	124.00	SF	8.00	8.00	100	2006	2006	3	22	218	

LAND DESCRIPTION

TOTAL OB/XF 1,830

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	001920	C	PROF DAYCARE	0	0006	R-2	43.00	102.00	43.00	FF	1	1.02	1.00	1.02	2,700.00	2,754.00	118,422							
2	001920	C	PROF DAYCARE	0	0006	R-2	43.00	102.00	43.00	FF	1	1.02	1.00	1.02	2,700.00	2,754.00	118,422							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 236,844 Market: 0 Agricultural: 0 Common: 236,844 PRINTED 07/09/2026 BY SYS