N 72 FT OF SUBS A & B OF LOT 1
& SUB C & D OF LOT 2
IN OR 2350/1083

DUNCAN ANN G/GOULD ALLEN
P O BOX 104
FERNANDINA BEACH, FL 32035

2026

00-00-31-1800-0258-R01A

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

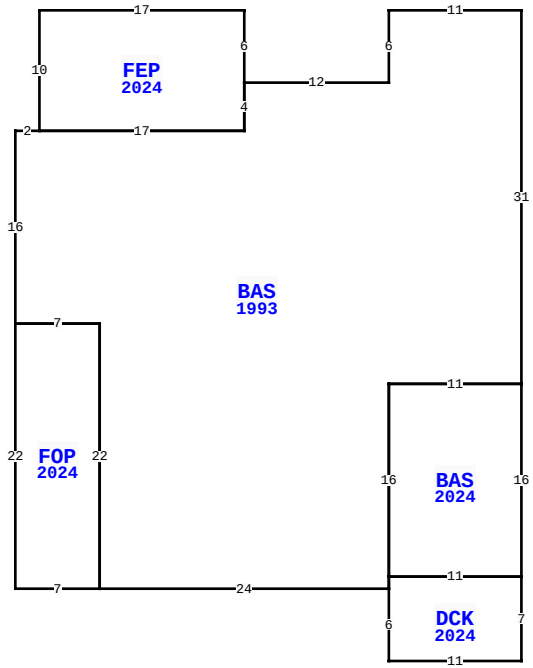
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,413	100	1993	1,413	119,341
BAS	176	100	2024	176	14,865
DCK	77	10	2024	8	676
FEP	170	80	2024	136	11,486
FOP	154	30	2024	46	3,885
TOTALS	1,990			1,779	150,253

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,779	99.0000	103.95	184,927	1946	2000	0	0	0	18.75	81.25

1 SINGLE FAM 100% - 2020 Heated Area: 1589 HX Base Yr 2020



211 BENJAMIN ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		150,253
TOTAL MARKET OB/XF VALUE		44,652
TOTAL LAND VALUE - MARKET		600,000
TOTAL MARKET VALUE		794,905
SOH/AGL Deduction		539,893
ASSESSED VALUE		255,012
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		203,601
TOTAL JUST VALUE		794,905
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		714,129

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200096	REMODEL	21,581	03/16/2020
20010068	XFOB	3,000	01/18/2001
9893-B	SWIM POOL	17,100	06/25/1996
9532-B	ADDITION	4,700	01/08/1996
8072	REPAIR/RRF	2,398	01/03/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2350/1083	3/27/2020	SW	U	I	30	95,000
GRANTOR: DUNCAN MICHELE A LIVI						
GRANTEE: DUNCAN ANN G & ALLE						
2346/0521	8/26/2015	SW	U	I	11	100
GRANTOR: BANK OF NEW YORK MELL						
GRANTEE: DUNCAN ANN G & ALLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W11 S6 W12 S4 W17 W2 S16 E7 S22 E24 N1 N16 E11 N31 $
BAS=[YR=2024;ORIG=-11,31] E11 S16 W11 N16 $
FEP=[YR=2024;ORIG=-40,0] E17 S6 S4 W17 N10 $
FOP=[YR=2024;ORIG=-42,26] E7 S22 W7 N22 $
DCK=[YR=2024;ORIG=-11,47] E11 S7 W11 N6 N1 $
.

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	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1996	1996	04	85	42,500	
4	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	1996	1996	3	20	600	
5	1241	WD DECK G	0	100	10	12	120.00	UT	11.50	11.50	100	1993	1993	3	20	276	
7	0819	CONC 12"	0	100	0	0	40.00	SF	9.50	9.50	100	1946	1946	3	20	76	
9	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00	30.00	100	1998	1998	3	20	1,200	

LAND DESCRIPTION

TOTAL OB/XF 44,652

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	72.00	200.00	2.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	400,000							
2	000100	C	RES	100	0006	R-1	86.00	200.00	2.00	LT		1.00	1.00	0.50	200,000.00	100,000.00	200,000							

REVIEW DATE 12/13/2023 BY TWX Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 07/09/2026 BY SYS