

S 57 FT OF E89.75 FT & N29 FT
OF E82.25 FT OF B OF LOT 2
IN OR 2703 PG 327

SAPP DAVID W & CYNTHIA A L/E/
225 BENJAMIN ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0258-R02B



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
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	1,322	100	1993	1,322	129,537
FGR	546	55	1993	300	29,396
FOP	20	30	1993	6	588

TOTALS 1,888 1,628 159,521

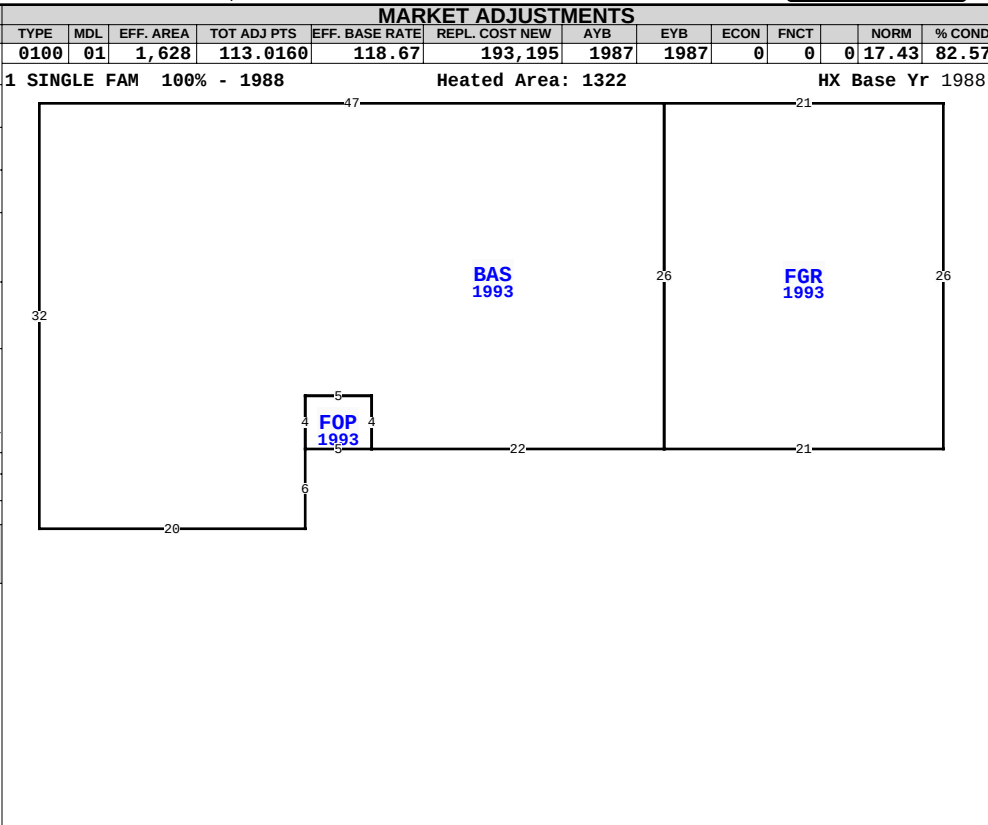
EXTRA FEATURES

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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	58	2,030	
4	1242	WD DECK A	0 100	12	10	120.00	SF	10.00	10.00	100	1987	1987	3	20	240	
5	0756	FEP	0 100	14	12	168.00	SF	40.50	40.50	100	2002	2002	3	20	1,361	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	57.00	90.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/01/2023 BY CD



BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/06/2026 MLU

TOTAL OB/XF																3,631
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Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		159,521
TOTAL MARKET OB/XF VALUE		3,631
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		363,152
SOH/AGL Deduction		235,344
ASSESSED VALUE		127,808
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		76,397
TOTAL JUST VALUE		363,152
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,552

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2026-0086	REMOVAL OF OLD ME	138,600	02/23/2026
20122309	6'CYPRESS FENCE	0	11/14/2012
20121023	H/AC	6,735	06/06/2012
20100418	REPAIR DUCT WORK	375	03/10/2010
20041862	RE-ROOF	6,000	10/14/2004
20032454	ELEC OTHER	1,000	02/05/2003

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U V I RSN CD SALE PRICE
2703/327	3/27/2024	LE U I 11	100
GRANTOR: SAPP DAVID W & CYNTHI			
GRANTEE: WATSON SARA K			
0380/0368	3/01/1983	WD Q V	9,000
GRANTOR:			
GRANTEE:			

BUILDING NOTES			
BUILDING DIMENSIONS			
FGR=[YR=1993] W21 BAS=[YR=1993] W47 S32 E20 N6 FOP=[YR=1993] E5 N4 W5 S4 \$ N4 E5 S4 E22 N26 \$ S26 E21 N26 \$.			

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BUILDING DIMENSIONS																							
FGR=[YR=1993] W21 BAS=[YR=1993] W47 S32 E20 N6 FOP=[YR=1993] E5 N4 W5 S4 \$ N4 E5 S4 E22 N26 \$ S26 E21 N26 \$.																							

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