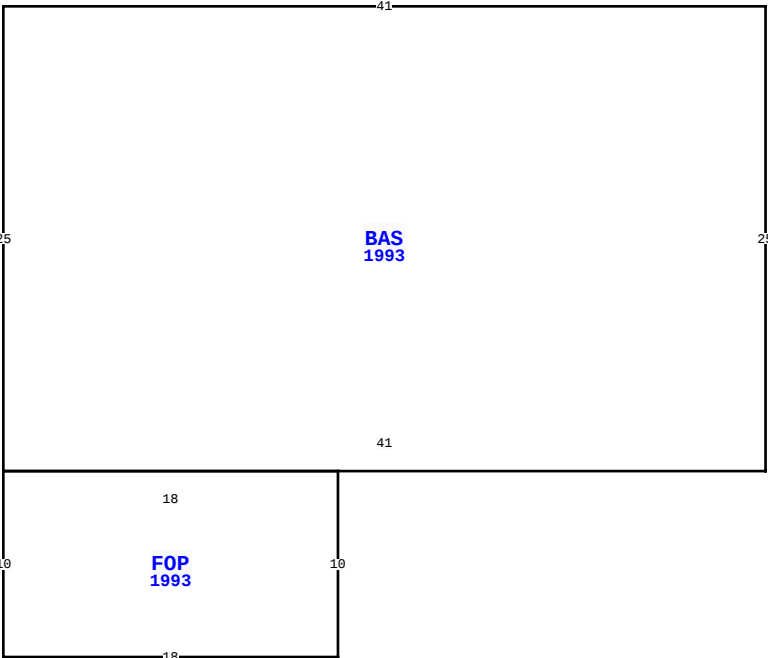


CADWELL BARBARA ANNE LVNG TRST
324 BENJAMIN ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0258-R06C



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY					STANDARD										
Exterior Wall	05	AVERAGE	100	0100	01	1,079	112.3600	117.98	127,300	1972	1972	0	0	20.50	79.50	Tax Group: 2					Tax Dist:								
Roof Structure	03	GABLE/HIP	100	1 SINGLE FAM 100% - 2014										Heated Area: 1025					HX Base Yr 2014										
Roof Cover	03	COMP SHNGL	100																										
Interior Wall	05	DRYWALL	100																										
Interior Floor	14	CARPET	70																										
Interior Floor	08	SHT VINYL	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	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	1,025	100	1993	1,025	96,139																								
FOP	180	30	1993	54	5,065																								
TOTALS		1,205			1,079	101,204	324 BENJAMIN ST, FERNANDINA BEACH																						
EXTRA FEATURES							BLD DATE							LGL DATE		05/06/2026 MLU													
							XF DATE							LAND DATE															
							INC DATE							AG DATE															
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																													
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					
1	000100	C	RES	100	0006	R-1	86.00	100.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000												
REVIEW DATE		01/01/2023		BY	CD	Total Acres: 0.00		Total Land Value: 200,000		Market: 0		Agricultural: 0		Common: 200,000		PRINTED 07/09/2026 BY SYS													