



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 70
Interior Floor	14	CARPET 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		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1007.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,000	100
BAS	336	100
BAS	224	100
FDC	360	35
FST	72	55
STP	42	10

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,730	112.9700	118.62	205,213	1972	2001	0	0	12.38	87.62
1 SINGLE FAM 100% - 2022 Heated Area: 1560 HX Base Yr 2022											
BAS 2021 BAS 2026 BAS 1993 STP 2021 FST 2021 FDC 2021											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			179,808
TOTAL MARKET OB/XF VALUE			1,651
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			381,459
SOH/AGL Deduction			85,085
ASSESSED VALUE			296,374
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			244,963
TOTAL JUST VALUE			381,459
NCON VALUE			17,046
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			315,472

TOTALS	2,034			1,730	179,808
EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
3	1242	WD DECK A	0 100	12 16	192.00

226 BENJAMIN ST, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/06/2026 MLU											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
3	1242	WD DECK A	0 100	12 16	192.00	SF	10.00	10.00	100	2021	2021

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U
2397/1098	10/01/2020	WD	Q
GRANTOR: ADAMS ARTHUR A & MELO			
GRANTEE: SCIANDRA PAUL A & L			
2313/0449	10/18/2019	QC	U
GRANTOR: ADAMS ARTHUR			
GRANTEE: ADAMS ARTHUR A & ME			

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=1993;ORIG=0,0] W40 S25 E22 E18 N25 \$			
FDC=[YR=2021;ORIG=28,4] S20 W18 N20 E18 \$			
BAS=[YR=2021;ORIG=-40,0] N14 E24 S14 W24 \$			
FST=[YR=2021;ORIG=10,0] E18 S4 W18 N4 \$			
STP=[YR=2021;ORIG=-18,25] S7 E6 N7 W6 \$			
BAS=[YR=2026;ORIG=-16,-14] E16 S14 W16 N14 \$			
PTR=[ORIG=0,0] E10 W10 \$			

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	R-1	86.00	100.00	1.00	LT	
TOTAL OB/XF 1,651											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	R-1	86.00	100.00	1.00	LT	