

LOT 63
IN OR 651 PG 478
EGANS BLUFF NORTH PB 5/272

GILES THEODORE JR & GEORGETTE
2705 BENZ PLACE
FERNANDINA BEACH, FL 32034

2023

00-00-30-021N-0063-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	14 CARPET 80
Interior Floor	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
Occupancy	00 NONE 100

Quality 06 Quality Level 06

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 02

NEIGHBORHOOD/LOC 2025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,777	100	1,777	212,121
FGR	486	55	267	31,872
FOP	72	30	22	2,626
FSP	73	40	29	3,462
USP	290	30	87	10,386
TOTALS	2,698		2,182	260,466

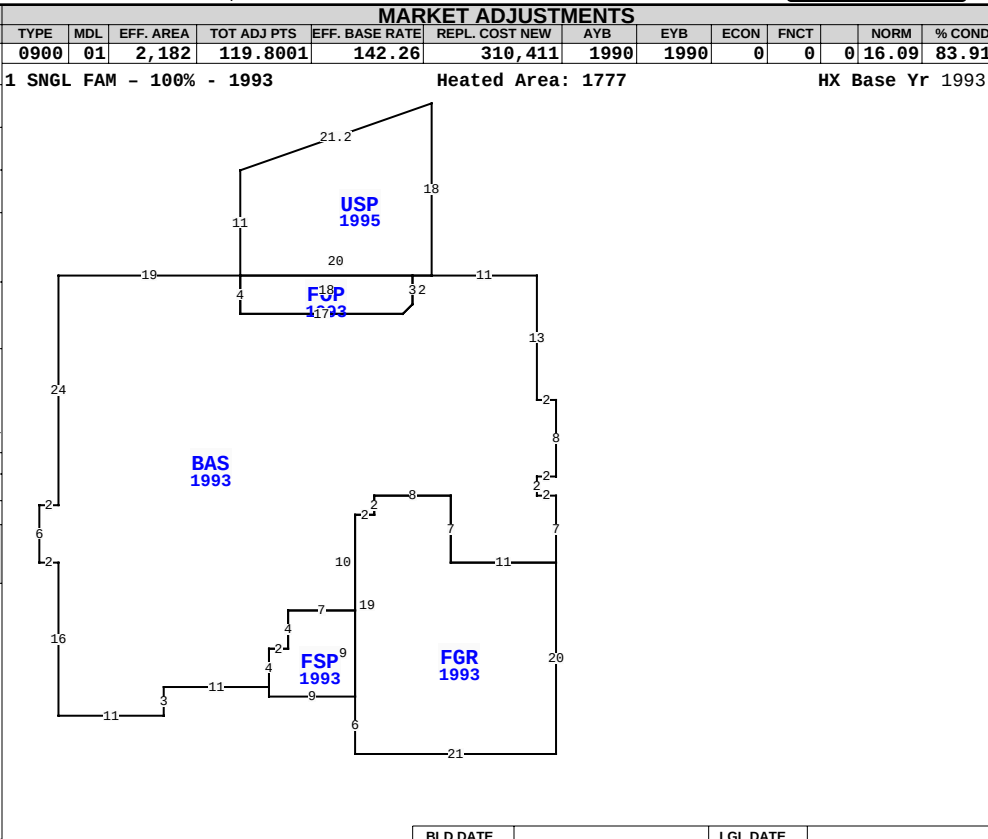
EXTRA FEATURES

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	1990	1990	3	70	2,450	
2	0812	CONCRETE C	0 100	0	0	1,107.00	SF	4.00	4.00	100	1990	1990	3	62	2,745	
4	0861	POOL GUNIT	0 100	0	0	297.00	SF	85.00	85.00	100	1994	1994	3	20	5,049	
5	0845	KOOL DECK	0 100	0	0	153.00	SF	7.25	7.25	100	1994	1994	3	70	776	
6	0910	SCRN RM L	0 100	0	0	508.00	SF	15.00	15.00	100	1994	1994	3	20	1,524	
7	0940	SHEDS/PORT	0 100	8	8	64.00	SF	30.00	30.00	100	1999	1999	3	20	384	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0003	RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 01/25/2017 BY DJX



2705 BENZ PL, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 12,928

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0003	RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 8

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		260,466
TOTAL MARKET OB/XF VALUE		12,928
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		453,394
SOH/AGL Deduction		284,667
ASSESSED VALUE		168,727
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		118,727
TOTAL JUST VALUE		453,394
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,209

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226478	REPAIR/RRF	9,692	10/01/2012
B00973	XFOB	5,142	05/01/1994
B00878	SWIM POOL	11,100	03/01/1994
03315	H/AC	1,900	02/27/1990
6477	NEW CONSTR	1,600	02/08/1990
3804	NEW CONSTR	1,500	02/07/1990

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BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=1993] W11 USP=[YR=1995] N18 L20 D7 S11			
FOP=[YR=1993] S4 E17 U1 R1 N3 W18\$ E20\$ W2 S3 L1 D1 W17			
N4 W19 S24 W2 S6 E2 S16E11 N3 E11 FSP=[YR=1993] S1 E9			
FGR=[YR=1993] S6 E21 N20 W11 N7 W8 S2 W2 S19 \$ N9 W7 S4 W2 S4			
\$ N4 E2 N4 E7 N10 E2 N2 E8 S7 E11 N7 W2 N2 E2 N8 W2 N13 \$.			

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