LOT 65
IN OR 1635/154
EGANS BLUFF NORTH PB 5/272

WEBSTER DAVID M
2687 BENZ PL
FERNANDINA BEACH, FL 32034

2023

00-00-30-021N-0065-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

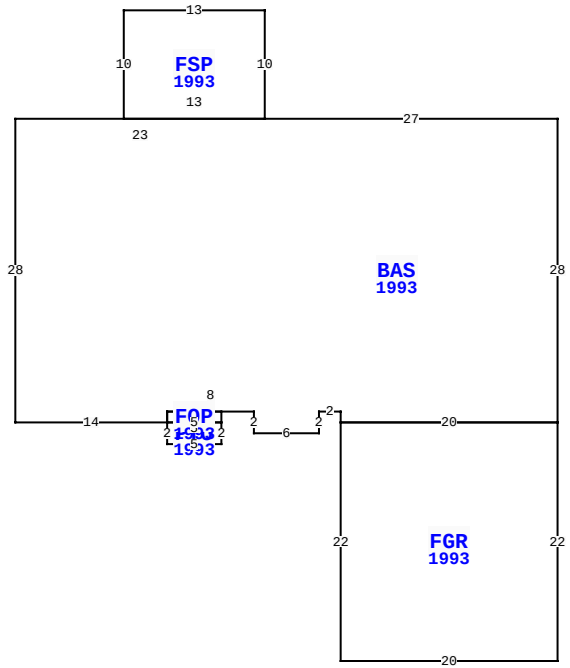
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,396	100	1,396	177,145
FGR	440	55	242	30,709
FOP	5	30	2	254
FSP	130	40	52	6,598
PTO	10	5	0	0
TOTALS	1,981		1,692	214,706

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,692	125.3500	148.85	251,854	1992	1992	0	0	0	14.75	85.25

1 SNGL FAM – 100% - 2010 Heated Area: 1396 HX Base Yr 2010



2687 BENZ PL, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		214,706
TOTAL MARKET OB/XF VALUE		6,640
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		401,346
SOH/AGL Deduction		235,856
ASSESSED VALUE		165,490
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		115,490
TOTAL JUST VALUE		401,346
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R034761	REPAIR/RRF	6,395	02/01/2003
8192	NEW CONSTR	55,408	06/22/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1635/0154	8/07/2009	WD	Q	I	01	191,000
GRANTOR: WECHSLER HOWARD E						
GRANTEE: WEBSTER DAVID M						
0827/0157	3/23/1998	WD	Q	I		96,000
GRANTOR: CHISOM KEVIN D						
GRANTEE: WECHSLER HOWARD D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 FSP=[YR=1993] N10 W13 S10 E13 $ W23 S28 E14
PTO=[YR=1993] S2 E5 N2 FOP=[YR=1993] N1 W5 S1 E5 $ W5 $ N1
E8 S2 E6 N2 E2 S1 FGR=[YR=1993] S22 E20 N22 W20 $ E20 N28 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	74	2,590	
2	0811	CONCRETE B	0	100	0	0	867.00	SF	5.20	5.20	100	1992	1992	3	66	2,976	
3	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	2005	2005	3	27	972	
4	0810	CONCRETE A	0	100	6	3	18.00	SF	6.50	6.50	100	2005	2005	3	87	102	

LAND DESCRIPTION

TOTAL OB/XF 6,640

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	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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS