

SULLIVAN PATRICK T
2677 BENZ PL
FERNANDINA BEACH, FL 32034

00-00-30-021N-0066-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY																								
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 80		0900	01	2,170	119.6874	142.13	308,422	1990	1995	0	0	13.30	86.70	Tax Group: 8		Tax Dist:															
Exterior Wall		16	WD FR STUC 20		1 SNGL FAM - 100% - 2017										Heated Area: 1910										HX Base Yr 2017									
Roof Structur		03	GABLE/HIP 100												BUILDING MARKET VALUE										267,402									
Roof Cover		03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE										15,998									
Interior Wall		05	DRYWALL 100												TOTAL LAND VALUE - MARKET										180,000									
Interior Floo		14	CARPET 70												TOTAL MARKET VALUE										463,400									
Interior Floo		13	LVT/LAMNT 30												SOH/AGL Deduction										226,466									
Air Condition		03	CENTRAL 100												ASSESSED VALUE										236,934									
Heating Type		04	AIR DUCTED 100												TOTAL EXEMPTION VALUE										HX HB 50,000									
Bedrooms			3 100												BASE TAXABLE VALUE										186,934									
Bathrooms			2 100												TOTAL JUST VALUE										463,400									
Frame		02	WOOD FRAME 100												NCON VALUE										1,008									
Stories		1.	1. 100		INCOME VALUE																													
Units			0 100		PREVIOUS YEAR MKT VALUE										384,262																			
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		1,910	100	1,910	235,363																													
FGR		436	55	240	29,574																													
FOP		24	30	7	863																													
PTO		263	5	13	1,602																													
TOTALS		2,633		2,170	267,402																													
EXTRA FEATURES										2677 BENZ PL, FERNANDINA BEACH																								
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		0811	CONCRETE B	0 100	0	0	856.00	SF	5.20	5.20	100	1990	1990	3	62	2,760																		
3		0862	POOL VINYL	0 100	0	0	501.00	SF	50.00	50.00	100	1993	1993	3	20	5,010																		
4		0845	KOOL DECK	0 100	0	0	608.00	SF	7.25	7.25	100	1993	1993	3	68	2,997																		
5		0810	CONCRETE A	0 100	48	3	144.00	SF	6.50	6.50	100	1990	1990	3	62	580																		
6		0810	CONCRETE A	0 100	8	3	24.00	SF	6.50	6.50	100	1990	1990	3	62	97																		
7		0810	CONCRETE A	0 100	6	6	36.00	SF	6.50	6.50	100	1997	1997	3	75	176																		
8		0755	FSP	0 100	21	12	252.00	SF	20.00	20.00	100	1998	1998	3	20	1,008																		
9		0940	SHEDS/PORT	0 100	12	8	96.00	SF	21.30	21.30	100	2009	2009	3	45	920																		
LAND DESCRIPTION										TOTAL OB/XF										15,998														
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	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																