

LOT 75
EGANS BLUFF NORTH PB 5/272

STUBBS JOYCE K/YOUNG WILLIAM T ET AL
2608 BENZ PL
FERNANDINA BEACH, FL 32034

2023

00-00-30-021N-0075-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1										
Exterior Wall	05	AVERAGE 90	0900	01	2,746	134.6650	159.91	439,113	1990	2000	0	0	11.33	88.67											
Exterior Wall	20	FACE BRICK 10	1 SNGL FAM - 50% - 2019													Heated Area: 2377									
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2019									
Roof Cover	03	COMP SHNGL 100																							
Interior Wall	05	DRYWALL 100																							
Interior Floor	11	CLAY TILE 60																							
Interior Floor	12	HARDWOOD 40																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		3 100																							
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	1,602	100	1,602	227,151																					
BAS	775	100	775	109,889																					
FGR	439	55	241	34,172																					
FOP	66	30	20	2,836																					
USP	200	30	60	8,508																					
USP	160	30	48	6,806																					
TOTALS	3,242		2,746	389,361																					
EXTRA FEATURES			2608 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	50	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450									
2	0812	CONCRETE C	0	50	0	0	1,223.00	SF	4.00	4.00	100	1990	1990	3	62	3,033									
3	0861	POOL GUNIT	0	50	0	0	413.00	SF	85.00	85.00	100	1998	1998	3	23	8,074									
4	0845	KOOL DECK	0	50	0	0	611.00	SF	7.25	7.25	100	1998	1998	3	77	3,411									
5	0940	SHEDS/PORT	0	50	20	12	240.00	SF	19.50	19.50	100	2005	2005	3	27	1,264									
TOTAL OB/XF 18,232																									
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								
1	000100	C	SFR	50	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																									

VALUATION BY STANDARD

Tax Group: 8 Tax Dist:

BUILDING MARKET VALUE 389,361

TOTAL MARKET OB/XF VALUE 18,232

TOTAL LAND VALUE - MARKET 180,000

TOTAL MARKET VALUE 587,593

SOH/AGL Deduction 194,254

ASSESSED VALUE 393,339

TOTAL EXEMPTION VALUE HA HAB 50,000

BASE TAXABLE VALUE 343,339

TOTAL JUST VALUE 587,593

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 501,585

PERMIT NUM DESCRIPTION AMT ISSUED

B18636 ADDITION 54,746 10/01/2006

R09783 REPAIR/RRF 1,500 10/01/2006

03509 H/AC 1,900 08/27/1990

6905 NEW CONSTR 1,600 08/20/1990

4025 NEW CONSTR 1,500 08/07/1990

6643 NEW CONSTR 59,592 08/01/1990

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

2263/0488 3/14/2019 WD U I 11 100

GRANTOR: MADDOX GREGORY J & HI

GRANTEE: MADDOX GREGORY & HI

2256/0519 2/20/2019 QC U I 11 100

GRANTOR: STUBBS JOYCE K & WILL

GRANTEE: STUBBS JOYCE K & WI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W14 S30 W5 S4 W4 USP=[YR=2007] N8 W20

USP=[YR=1993] N2 W20 S10 BAS=[YR=1993] W8 S11 L2 D2 S4 D2

R2 S21 E13 N2 E10 FOP=[YR=1993] S6 E6 FGR=[YR=1993] S2 E22

N19 W12 N3 W7 S3 W3 S17\$ N11 W6 S5\$ N5 E6 N6 E3 N3 E7 S3 E9

N27 W40\$ E20 N8\$ S8 E20\$ S17 E5 N2 E14 N19 E4 N30\$.