

LOT 77
IN OR 1485/1938
EGANS BLUFF NORTH PB 5/272

SMITH REBECCA D
2624 BENZ PLACE
FERNANDINA BEACH, FL 32034

2023

00-00-30-021N-0077-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	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		

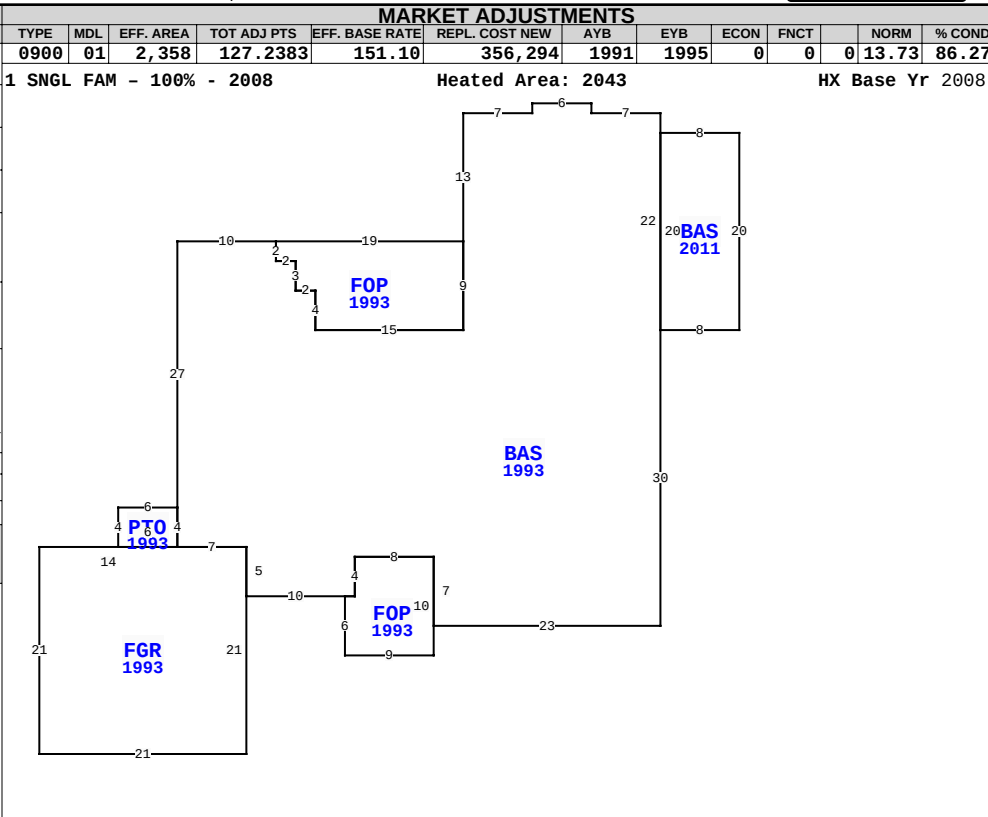
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,883	100	1,883	245,456
BAS	160	100	160	20,857
FGR	441	55	243	31,676
FOP	86	30	26	3,390
FOP	149	30	45	5,866
PTO	24	5	1	130

TOTALS	2,743		2,358	307,375
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,061.00	SF	4.00
2	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00
3	0845	KOOL DECK	0	100	0	0	624.00	SF	7.25
4	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	RS-2	0.00	0.00	1.00

REVIEW DATE 01/14/2021 BY TWA



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

2624 BENZ PL, FERNANDINA BEACH

TOTAL OB/XF									
13,909									

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 SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		307,375	
TOTAL MARKET OB/XF VALUE		13,909	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		501,284	
SOH/AGL Deduction		291,150	
ASSESSED VALUE		210,134	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		160,134	
TOTAL JUST VALUE		501,284	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		421,850	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M15882	H/AC	0	01/01/2011
B24043	ADDITION	15,950	10/01/2010
6937	SWIM POOL	10,700	01/14/1991
6841	NEW CONSTR	69,222	11/13/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1485/1938	3/16/2007	WD	Q	I	
GRANTOR: NORHEIM CRAIG A & RHO					SALE PRICE
GRANTEE: SMITH REBECCA D					282,000
0807/1123	9/24/1997	WD	Q	I	
GRANTOR: FISHER MICHAEL T & DO					130,000
GRANTEE: NORHEIM CRAIG A & R					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W7 N1 W6 S1 W7 S13 FOP=[YR=1993] W19 S2 E2 S3 E2 S4 E15 N9\$ S9 W15 N4 W2 N3 W2 N2 W10 S27 PTO=[YR=1993] W6 S4 E6 N4\$ S4 FGR=[YR=1993] W14 S21 E21 N21 W7\$ E7 S5 E10 FOP=[YR=1993] S6 E9 N10 W8 S4 W1\$ E1 N4 E8 S7 E23 N30 BAS=[YR=2011] E8 N20 W8 S20\$ N22\$.									

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