

LOT 82
IN OR 1618/1176
EGANS BLUFF NORTH PB 5/272

AUSTIN PAMELA J
2664 BENZ PLACE
FERNANDINA BEACH, FL 32034

2023

00-00-30-021N-0082-0000



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	4	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
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NEIGHBORHOOD/LOC	2025.00
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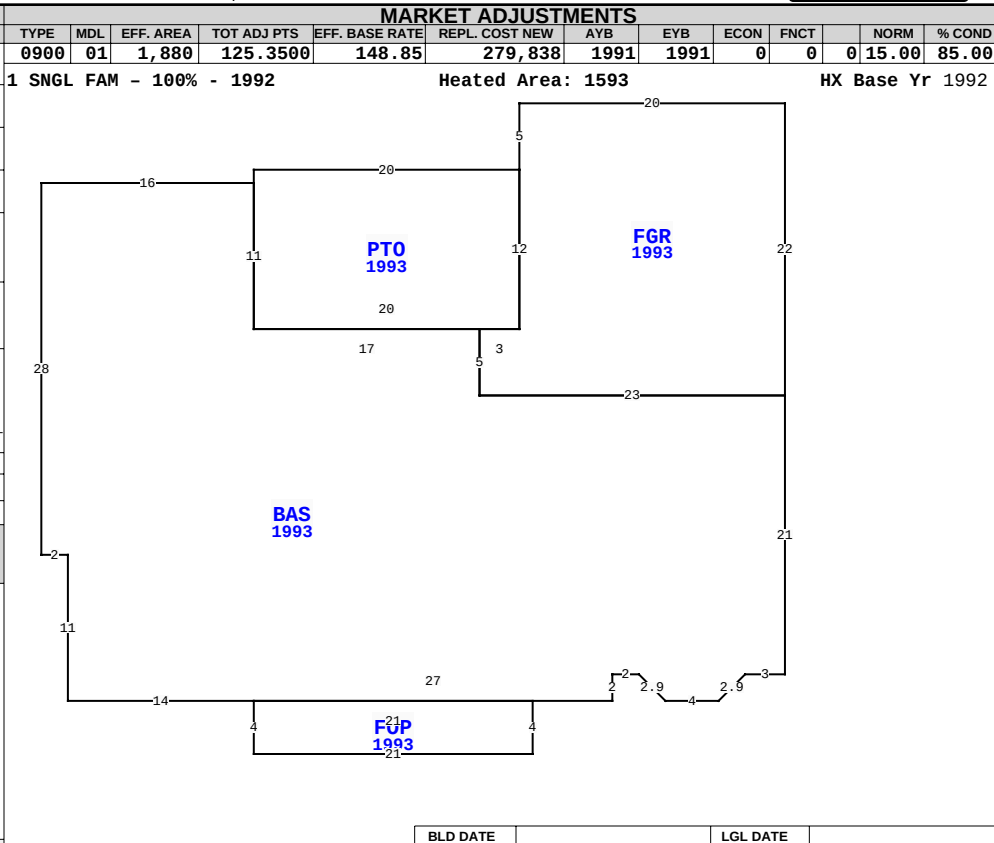
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,593	100	1,593	201,550
FGR	455	55	250	31,631
FOP	84	30	25	3,163
PTO	240	5	12	1,518

TOTALS	2,372		1,880	237,862
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,578.00	SF	4.00
3	0810	CONCRETE A	0	100	46	5	230.00	SF	6.50
4	0510	GARAGE WD-	0	100	0	0	396.00	SF	35.00

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

TOTAL OB/XF									
14,843									

Total Acres:	0.00	Total Land Value:	180,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		237,862	
TOTAL MARKET OB/XF VALUE		14,843	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		432,705	
SOH/AGL Deduction		287,173	
ASSESSED VALUE		145,532	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		95,532	
TOTAL JUST VALUE		432,705	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		352,277	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226265	WINDOWS	7,500	07/01/2012
B18535	ADDITION	13,068	09/01/2006
R09727	REPAIR/RRF	200	09/01/2006
6817	NEW CONSTR	56,671	10/26/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1618/1176	2/12/2009	QC	U	I	11
GRANTOR: AUSTIN LARRY C					
GRANTEE: AUSTIN PAMELA J					
0616/0878	1/09/1991	WD	Q	I	
GRANTOR: SEAWARD HOMES INC					
GRANTEE: AUSTIN LARRY & PAM					

BUILDING NOTES					

BUILDING DIMENSIONS					
FGR=[YR=1993] W20 S5PTO=[YR=1993] W20S1 BAS=[YR=1993] W16 S28 E2 S11 E14 FOP=[YR=1993] S4 E21 N4 W21\$ E27 N2 E2 R2 D2 E4 U2 R2 E3 N21 W23 N5 W17 N11\$ S11 E20 N12\$ S12 W3 S5 E23 N22\$.					