

LOT 66
IN OR 2078/1754
EGANS BLUFF NORTH PB 5/272

SULLIVAN PATRICK T
2677 BENZ PL
FERNANDINA BEACH, FL 32034

2024

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



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 80		
Exterior Wall	16	WD FR STUC 20		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 70		
Interior Floor	13	LVT/LAMNT 30		
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	1,910	100	1,910	246,321
FGR	436	55	240	30,951
FOP	24	30	7	903
PTO	263	5	13	1,677
TOTALS	2,633		2,170	279,852

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,170	119.6874	149.61	324,654	1990	1995	0	0	0 13.80	86.20
1 SNGL FAM - 100% - 2017						Heated Area: 1910			HX Base Yr 2017		
The diagram illustrates the layout of a property with several distinct areas, each labeled with a code and the year 1993. The areas are defined by black lines and dimensions: BAS 1993: A large central area with a footprint of 36 by 36. PTO 1993: A rectangular area with a footprint of 13 by 11. FGR 1993: A rectangular area with a footprint of 20 by 19. FOP 1993: A small rectangular area with a footprint of 4 by 4. Dimensions for the areas are as follows: BAS 1993: 36 (left), 36 (top), 4 (bottom left), 5 (bottom left), 14 (bottom left), 3 (bottom left), 5 (bottom left), 10 (bottom left), 4 (bottom left), 10 (bottom left), 4 (bottom left), 19 (bottom left), 11 (bottom left), 7 (bottom left), 8 (bottom left), 27 (bottom left), 20 (bottom left), 11 (bottom left), 11 (bottom left), 10 (bottom left), 15 (bottom left), 11 (bottom left), 2 (bottom left), 11 (bottom left). PTO 1993: 13 (left), 11 (bottom), 10 (bottom), 12 (right), 21 (top), 9 (top). FGR 1993: 20 (left), 19 (bottom), 11 (top), 7 (top), 8 (top), 27 (right), 25 (right), 20 (top). FOP 1993: 4 (left), 4 (right), 6 (top), 4 (bottom), 3 (bottom), 5 (bottom), 10 (bottom), 4 (bottom), 10 (bottom), 4 (bottom), 19 (bottom), 11 (bottom), 7 (bottom), 8 (bottom), 27 (bottom), 20 (bottom), 11 (bottom), 11 (bottom), 10 (bottom), 15 (bottom), 11 (bottom), 2 (bottom), 11 (bottom).											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
2677 BENZ PL, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY				PAGE 1 of 1		8
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 8		Tax Dist:				
BUILDING MARKET VALUE				279,852		
TOTAL MARKET OB/XF VALUE				15,594		
TOTAL LAND VALUE - MARKET				180,000		
TOTAL MARKET VALUE				475,446		
SOH/AGL Deduction				231,404		
ASSESSED VALUE				244,042		
TOTAL EXEMPTION VALUE		HX HB		50,000		
BASE TAXABLE VALUE				194,042		
TOTAL JUST VALUE				475,446		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				463,400		

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3
2	0811	CONCRETE B	0	100	0	0	856.00	SF	5.20	5.20	100	1990	1990	3
3	0862	POOL VINYL	0	100	0	0	501.00	SF	50.00	50.00	100	1993	1993	3
4	0845	KOOL DECK	0	100	0	0	608.00	SF	7.25	7.25	100	1993	1993	3
5	0810	CONCRETE A	0	100	48	3	144.00	SF	6.50	6.50	100	1990	1990	3
6	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	1990	1990	3
7	0810	CONCRETE A	0	100	6	6	36.00	SF	6.50	6.50	100	1997	1997	3
8	0755	FSP	0	100	21	12	252.00	SF	20.00	20.00	100	1998	1998	3
9	0940	SHEDS/PORT	0	100	12	8	96.00	SF	21.30	21.30	100	2009	2009	3
TOTAL OB/XF 15,594														

LAND DESCRIPTION										TOTAL OB/XF										15,594									
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	SFR	100	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000												