

LOT 71
EGANS BLUFF NORTH PB 5/272

SCOTT ROBERT L & PATRICIA M
2629 BENZ PL
FERNANDINA BEACH, FL 32034

2024

00-00-30-021N-0071-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	05	AVERAGE 30
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	2	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	1,647	100	1,647	207,480
FEP	346	80	277	34,895
FGR	766	55	421	53,036
FOP	24	30	7	882

TOTALS	2,783		2,352	296,292
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	NOTES
1	0855	CONC PAVER	0	100	0	0		744.00	SF 10.00	100	
2	0855	CONC PAVER	0	100	0	0		441.00	SF 10.00	100	
3	0810	CONCRETE A	0	100	10	10		100.00	SF 6.50	100	
4	0810	CONCRETE A	0	100	0	0		92.00	SF 6.50	100	

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

REVIEW DATE	01/31/2024	BY	KBA
-------------	------------	----	-----

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,352	128.4780	160.60	377,731	1990	1990	0	0	21.56	78.44
1 SNGL FAM - 100% - 2020 Heated Area: 1647 HX Base Yr 2020											

2629 BENZ PL, FERNANDINA BEACH

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

TOTAL OB/XF											
12,481											

Total Acres: 0.00	Total Land Value: 180,000	Market: 0	Agricultural: 0
-------------------	---------------------------	-----------	-----------------

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		296,292	
TOTAL MARKET OB/XF VALUE		12,481	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		488,773	
SOH/AGL Deduction		292,231	
ASSESSED VALUE		196,542	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		141,542	
TOTAL JUST VALUE		488,773	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		475,741	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007445	SCRNROOM	40,000	07/12/2019
03363	H/AC	1,950	04/19/1990
6606	NEW CONSTR	1,600	04/12/1990
3873	NEW CONSTR	1,500	04/10/1990
6393	NEW CONSTR	65,563	04/09/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2693/791	2/05/2024	TD Q	I	02	
GRANTOR: BLACKBURN DOUGLAS W R					
GRANTEE: SCOTT ROBERT L & PA					
2305/1150	9/19/2019	QC U	I	11	100
GRANTOR: DWB REAL ESTATE HOLDI					
GRANTEE: BLACKBURN DOUGLAS W					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W13 FEP=[YR=2019] N22 W13 FGR=[YR=1993] W26 S31 E16 N4 E10 N27 \$ S28 E10 N6E3\$ W3 S6 W10 N1 W10 S4 W11 S9 W2 S8 E2 S12 E20 FOP=[YR=1993] E6 N4 W6 S4\$ N4 E6 S6 E10 S2 E11 N4 E2N7 W2 N31\$.											

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

Common: 180,000	PRINTED 08/06/2024 BY SYS
-----------------	---------------------------