

LOT 74
IN OR 1711/648
EGANS BLUFF NORTH PB 5/272

BEDENIS GREGORY P & ANITA K
2605 BENZ PLACE
FERNANDINA BEACH, FL 32034

2024

00-00-30-021N-0074-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	13	LVT/LAMNT 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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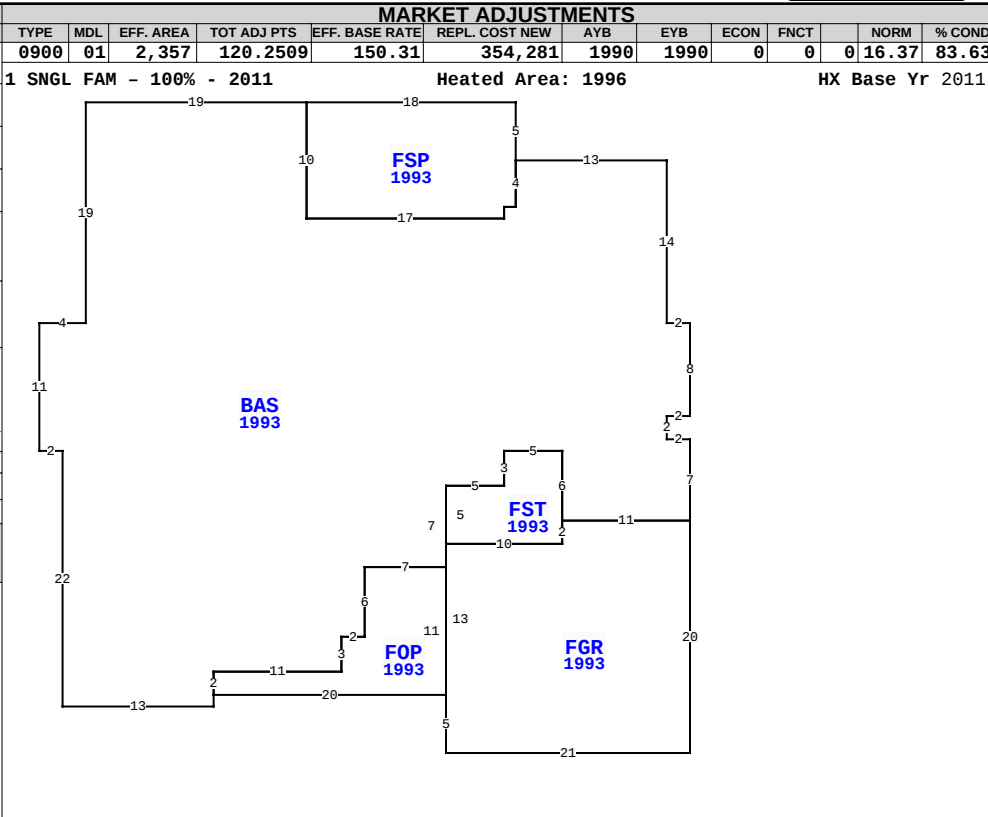
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,996	100	1,996	250,906
FGR	400	55	220	27,655
FOP	109	30	33	4,148
FSP	179	40	72	9,050
FST	65	55	36	4,525

TOTALS	2,749		2,357	296,285
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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	1,672.00	SF	4.00
3	0825	BRICK	0	100	0	0	30.00	SF	12.50
4	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00
5	0845	KOOL DECK	0	100	0	0	599.00	SF	7.25
6	0811	CONCRETE B	0	100	0	0	833.00	SF	5.20
7	0810	CONCRETE A	0	100	0	0	94.00	SF	6.50
8	0351	CARPORT MT	0	100	30	18	540.00	SF	10.00

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	RSF-2	0.00	0.00	1.00

REVIEW DATE	01/31/2024	BY	KBA
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TOTAL OB/XF									
21,425									
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1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					296,285				
TOTAL MARKET OB/XF VALUE					21,425				
TOTAL LAND VALUE - MARKET					216,000				
TOTAL MARKET VALUE					533,710				
SOH/AGL Deduction					321,018				
ASSESSED VALUE					212,692				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					162,692				
TOTAL JUST VALUE					533,710				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					484,766				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704383	SWIM POOL	9,800	10/01/1997
03589	H/AC	1,900	11/06/1990
7033	NEW CONSTR	1,600	10/23/1990
4100	NEW CONSTR	1,500	10/18/1990
6803	NEW CONSTR	731,131	10/17/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1711/0648	11/19/2010	WD	Q	I	02	235,000	
GRANTOR: PRINCE MICHAEL L &							
GRANTEE: BEDENIS GREGORY P &							
0772/1434	10/02/1996	WD	Q	I		127,500	
GRANTOR: ROBERTSON GUY G & MIC							
GRANTEE: PRINCE CLIFFORD E J							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W13 FSP=[YR=1993] N5 W18 S10 E17 N1 E1 N4 \$ S4 W1 S1 W17 N10 W19 S19 W4 S11 E2 S22 E13 N1 FOP=[YR=1993] E20 FGR=[YR=1993] S5 E21 N20 W11 FST=[YR=1993] N6W5S3W5S5E10 N2 \$ S2W10S13\$ N11 W7S6W2 S3 W11 S2 \$ N2 E11 N3 E2 N6 E7 N 7 E5N3 E5 S6 E11 N7 W2 N2 E2 N8 W2 N14 \$.									