

LOT 78
IN OR 2057/150
ESMT IN OR 676/120

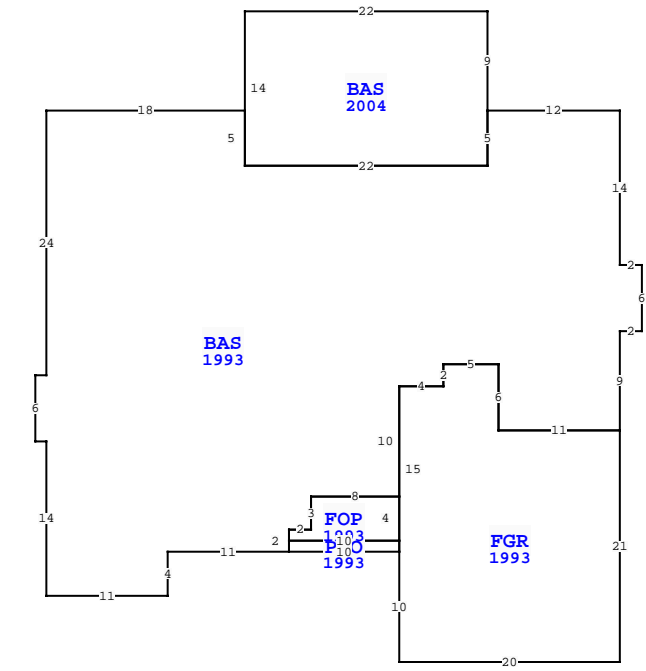
LYNCH JANET
2632 BENZ PLACE
FERNANDINA BEACH, FL 32034

2024

00-00-30-021N-0078-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	50
Interior Floor	14	CARPET	50
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
BAS	1,722	100	1,722
BAS	308	100	308
FGR	466	55	256
FOP	34	30	10
PTO	10	5	0
TOTALS	2,540		2,296
			298,663

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,296	121.7160	152.14	349,313	1993	1993	0	0	14.50	85.50
1 SNGL FAM - 100% - 2017 Heated Area: 2030 HX Base Yr 2017											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		298,663	
TOTAL MARKET OB/XF VALUE		6,924	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		485,587	
SOH/AGL Deduction		237,662	
ASSESSED VALUE		247,925	
TOTAL EXEMPTION VALUE		HX HB WX SX 105,000	
BASE TAXABLE VALUE		142,925	
TOTAL JUST VALUE		485,587	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		472,491	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615168	ROOF	1,030	07/01/2016
B0311549	ADDITION	20,790	08/01/2003
R035340	REPAIR/RRF	300	08/01/2003
6518	NEW CONSTR	66,923	11/19/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2057/0150	6/29/2016	WD	U	I	37	184,000
GRANTOR: FROEHLICH ROBERT P JR						
GRANTEE: LYNCH JANET						
0676/0123	2/26/1993	WD	Q	I		104,100
GRANTOR: SEAWARD HOMES INC						
GRANTEE: FROEHLICH ROBT JR						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	46	16	SF	5.20	5.20	100	1993
2	0810	CONCRETE A	0	100	0	0	SF	6.50	6.50	100	1993
3	0500	FP-PRE FAB	0	100	0	0	UT	3,500.00	3,500.00	100	1993
4	0940	SHEDS/PORT	0	100	12	8	SF	30.00	30.00	100	2000
5	0855	CONC PAVER	0	100	18	9	SF	7.00	7.00	100	2006

TOTAL OB/XF											
6,924											
BLD DATE		LGL DATE									
XF DATE		LAND DATE									
INC DATE		AG DATE									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W12 BAS=[YR=2004] N9 W22 S14 E22 N5 \$ S5 W22 N5 W18 S24 W1 S6 E1 S14 E11 N4 E11 PTO=[YR=1993] E10 FGR=[YR=1993] S10 E20 N21 W11 N6 W5 S2 W4 S15 \$ N1 POP=[YR=1993] N4 W8 S3 W2 S1 E10 \$ W10 S1 \$ N2 E2 N3 E8 N10 E4 N2 E5 S6 E11 N9 E2 N6 W2 N14 \$.											

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