

LOT 83
IN OR 1854/334
EGANS BLUFF NORTH PB 5/272

BLAUSTEIN MICHAEL H &
2678 BENZ PL
FERNANDINA BEACH, FL 32034

2024

00-00-30-021N-0083-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 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	13	LVT/LAMPT 20		
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	1,705	100	1,705	219,417
FGR	418	55	230	29,599
FOP	15	30	4	514
FSP	162	40	65	8,365
TOTALS	2,300		2,004	257,895

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,004	123.2938	154.12	308,856	1990	1990	0	0	0	16.50	83.50

1 SNGL FAM - 100% - 2014

Heated Area: 1705

HX Base Yr 2014

The floor plan diagram illustrates a building layout with four distinct areas labeled in blue text: BAS 1993 (a large central rectangular area), FSP 1993 (a rectangular area at the top left), FGR 1993 (a rectangular area at the bottom right), and FOP 1993 (a small rectangular area at the bottom center). The diagram is annotated with numerous dimension lines and numerical values indicating lengths and widths of various sections and setbacks. Key dimensions include 41, 15, 7, 18, 2, 19, 13, 6, 20, 19, 22, 19, 4, 5, 3, 13, and 7. The layout shows a complex arrangement of these areas with setbacks and internal divisions.

BLD DATE	LGL DATE
XF DATE	LAND DATE