LOT 64
EGANS BLUFF NORTH PB 5/272

FOWLER SUSAN M L/E/
2685 BENZ PLACE
FERNANDINA BEACH, FL 32034

2025

00-00-30-021N-0064-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

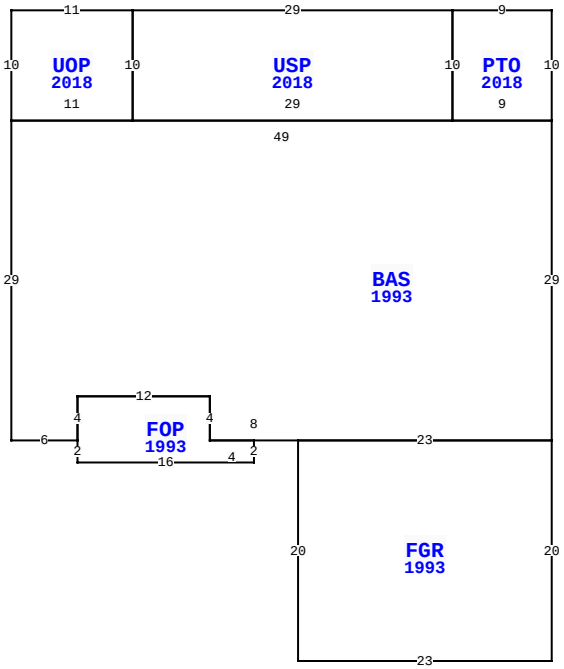
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,373	100	1993	1,373	189,878
FGR	460	55	1993	253	34,989
FOP	80	30	1993	24	3,319
PTO	90	5	2018	4	553
UOP	110	20	2018	22	3,042
USP	290	30	2018	87	12,032
TOTALS	2,403			1,763	243,813

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,763	125.6950	165.92	292,517	1990	1990	0	0	0	16.65	83.35

1 SNGL FAM – 100% - 2007 Heated Area: 1373 HX Base Yr 2007



2685 BENZ PL, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		243,813
TOTAL MARKET OB/XF VALUE		3,823
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		427,636
SOH/AGL Deduction		247,438
ASSESSED VALUE		180,198
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		124,476
TOTAL JUST VALUE		427,636
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		415,627

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1805945	SCRNENCL	9,560	06/11/2018
B1804569	REMODEL	8,000	05/04/2018
6965	NEW CONSTR	1,600	09/24/1990
03537	H/AC	1,900	09/21/1990
4059	NEW CONSTR	1,500	09/07/1990
6717	NEW CONSTR	52,241	09/06/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2625/0098	3/09/2023	LE	U	I	11	100
GRANTOR: FOWLER SUSAN M						
GRANTEE: ROSSANDER MARGIE M						
0613/0079	11/28/1990	WD	Q	I		85,300
GRANTOR: SEAWARD HOMES						
GRANTEE: FOWLER ROGER & SUE						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2018] W9 USP=[YR=2018] W29 UOP=[YR=2018] W11 S10 BAS=[YR=1993] S29 E6 FOP=[YR=1993] S2 E16 N2 W4 N4 W12 S4 $ N4 E12 S4 E8 FGR=[YR=1993] S20 E23 N20 W23 $ E23 N29 W49$ E11 N10$ S10 E29 N10$ S10 E9 N10$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	877.00	SF	5.20	5.20	100	1990	1990	3	57	2,599	
2	0810	CONCRETE A	0	100	6	3	18.00	SF	6.50	6.50	100	2006	2006	3	86	101	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2008	2008	3	72	432	
4	0476	VF 6 SBPL	0	100	0	0	30.00	LF	32.00	32.00	100	2008	2008	3	72	691	

LAND DESCRIPTION

TOTAL OB/XF 3,823

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	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							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS