LOT 65
IN OR 1635/154
EGANS BLUFF NORTH PB 5/272

WEBSTER DAVID M
2687 BENZ PL
FERNANDINA BEACH, FL 32034

2025

00-00-30-021N-0065-0000

BUILDING CHARACTERISTICS

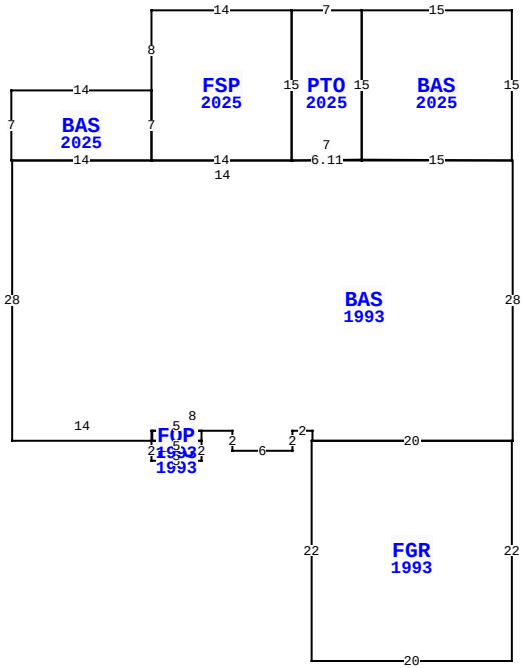
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,397	100	1993	1,397	186,698
BAS	98	100	2025	98	13,097
BAS	225	100	2025	225	30,069
FGR	440	55	1993	242	32,341
FOP	5	30	1993	2	267
FSP	210	40	2025	84	11,226
PTO	10	5	1993	0	0
PTO	105	5	2025	5	668
TOTALS	2,490			2,053	274,368

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,053	119.4620	157.69	323,738	1992	1992	0	0	0	15.25	84.75

1 SNGL FAM – 100% - 2010 Heated Area: 1720 HX Base Yr 2010



2687 BENZ PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		274,368
TOTAL MARKET OB/XF VALUE		6,135
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		460,503
SOH/AGL Deduction		238,594
ASSESSED VALUE		221,909
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		171,187
TOTAL JUST VALUE		460,503
NCON VALUE		46,511
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		411,721

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240000483	ADD/REM MBABATH	300,000	01/16/2024
R034761	REPAIR/RRF	6,395	02/01/2003
8192	NEW CONSTR	55,408	06/22/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1635/0154	8/07/2009	WD	Q	I	01	191,000
GRANTOR: WECHSLER HOWARD E						
GRANTEE: WEBSTER DAVID M						
0827/0157	3/23/1998	WD	Q	I		96,000
GRANTOR: CHISOM KEVIN D						
GRANTEE: WECHSLER HOWARD D						

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450	
2	0811	CONCRETE B	0	100	0	0	867.00	SF	5.20	5.20	100	1992	1992	3	62	2,795	
3	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	2005	2005	3	22	792	
4	0810	CONCRETE A	0	100	6	3	18.00	SF	6.50	6.50	100	2005	2005	3	84	98	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] U0.1L15 D0.1L6.11 U0L14 W14 S28 E14 N1 E8 S2 E6 N2 E2 S1 E20 N28 $
FGR=[YR=1993;ORIG=-20,28] S22 E20 N22 W20 $
PTO=[YR=1993;ORIG=-36,28] S2 E5 N2 W5 $
FOP=[YR=1993;ORIG=-31,28] N1 W5 S1 E5 $
BAS=[YR=2025;ORIG=0,-15] W15 S15 E15 N15 $
PTO=[YR=2025;ORIG=-15,-15] W7 S15 E7 N15 $
FSP=[YR=2025;ORIG=-22,-15] W14 S8 S7 E14 N15 $
BAS=[YR=2025;ORIG=-50,-7] E14 S7 W14 N7 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,135

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 10/28/2024 BY DJ Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS