LOT 66
IN OR 2078/1754
EGANS BLUFF NORTH PB 5/272

SULLIVAN PATRICK T
2677 BENZ PL
FERNANDINA BEACH, FL 32034

2025

00-00-30-021N-0066-0000

BUILDING CHARACTERISTICS

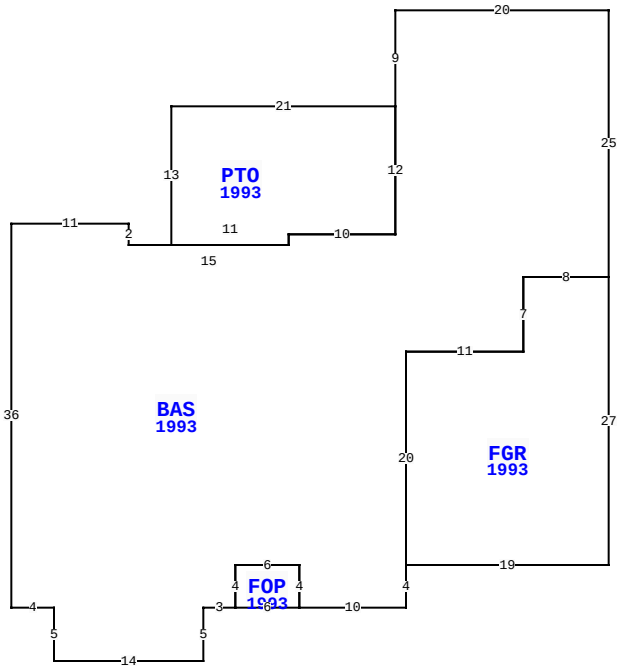
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,910	100	1993	1,910	253,479
FGR	436	55	1993	240	31,851
FOP	24	30	1993	7	929
PTO	263	5	1993	13	1,725
TOTALS	2,633			2,170	287,984

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,170	119.6874	157.99	342,838	1990	1990	0	0	0	16.00	84.00

1 SNGL FAM – 100% - 2017 Heated Area: 1910 HX Base Yr 2017



2677 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		287,984
TOTAL MARKET OB/XF VALUE		15,193
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		483,177
SOH/AGL Deduction		232,058
ASSESSED VALUE		251,119
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		200,397
TOTAL JUST VALUE		483,177
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		475,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20215216	REPAIR/RRF	0	05/01/2021
B1633494	REMODEL	8,000	12/01/2016
00145	SWIM POOL	11,000	05/18/1993
03376	H/AC	1,900	05/02/1990
6623	NEW CONSTR	1,600	04/23/1990
3874	NEW CONSTR	1,500	04/10/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2078/1754	10/18/2016	SW	U	I	12	218,400
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: SULLIVAN PATRICK T						
2061/1875	7/29/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S9 PTO=[YR=1993] W21 S13 E11 N1 E10 N12$ S12 W10 S1 W15 N2 W11S36 E4 S5 E14 N5 E3 FOP=[YR=1993] E6 N4 W6 S4$ N4 E6 S4 E10 N4 FGR=[YR=1993] E19N27 W8 S7 W11 S20$ N20 E11 N7 E8 N25$.

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	1990	1990	3	66	2,310	
2	0811	CONCRETE B	0	100	0	0	856.00	SF	5.20	5.20	100	1990	1990	3	57	2,537	
3	0862	POOL VINYL	0	100	0	0	501.00	SF	50.00	50.00	100	1993	1993	3	20	5,010	
4	0845	KOOL DECK	0	100	0	0	608.00	SF	7.25	7.25	100	1993	1993	3	64	2,821	
5	0810	CONCRETE A	0	100	48	3	144.00	SF	6.50	6.50	100	1990	1990	3	57	534	
6	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	1990	1990	3	57	89	
7	0810	CONCRETE A	0	100	6	6	36.00	SF	6.50	6.50	100	1997	1997	3	72	168	
8	0755	FSP	0	100	21	12	252.00	SF	20.00	20.00	100	1998	1998	3	20	1,008	
9	0940	SHEDS/PORT	0	100	12	8	96.00	SF	21.30	21.30	100	2009	2009	3	35	716	

LAND DESCRIPTION

TOTAL OB/XF 15,193

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