

LOT 71
EGANS BLUFF NORTH PB 5/272

SCOTT ROBERT L & PATRICIA M
2629 BENZ PL
FERNANDINA BEACH, FL 32034

2025

00-00-30-021N-0071-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	05	AVERAGE 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
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
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NEIGHBORHOOD/LOC	2025.00
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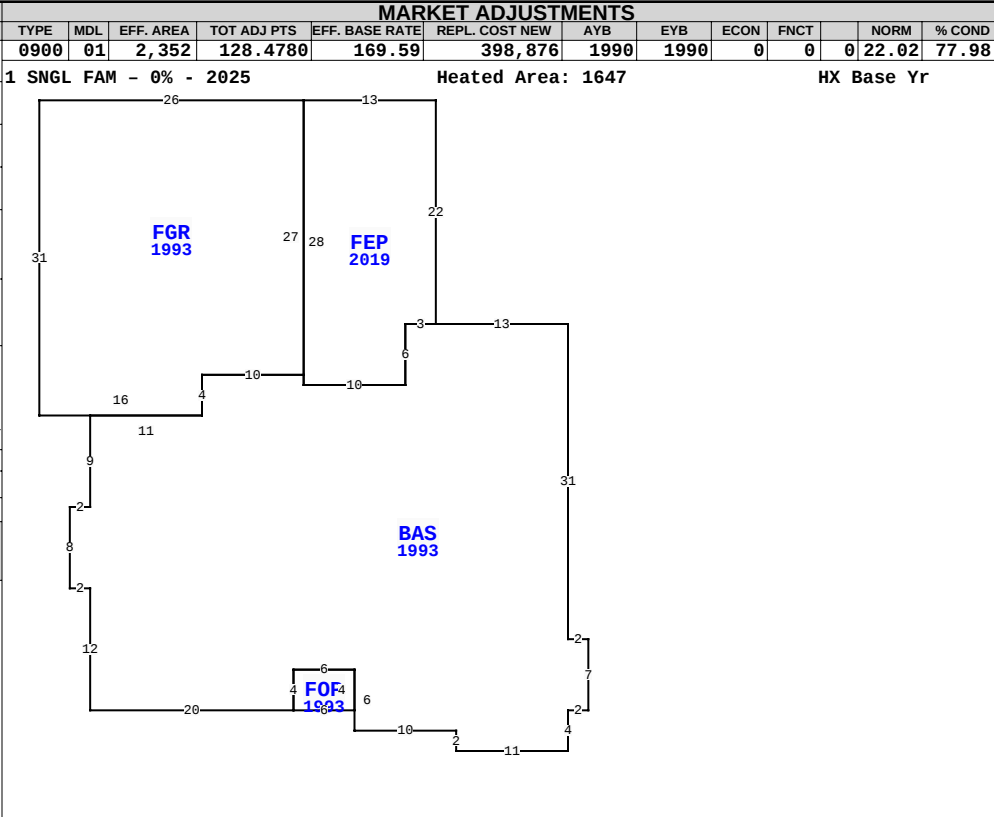
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,647	100	1993	1,647	217,810
FEP	346	80	2019	277	36,632
FGR	766	55	1993	421	55,675
FOP	24	30	1993	7	926

TOTALS	2,783			2,352	311,044
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	0	0	0	744.00	SF	10.00
2	0855	CONC PAVER	0	0	0	0	441.00	SF	10.00
3	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50
4	0810	CONCRETE A	0	0	0	0	92.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0003	RSF-2	0.00	0.00	1.00

REVIEW DATE	01/31/2024	BY	KBA
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2629 BENZ PL, FERNANDINA BEACH

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

TOTAL OB/XF									
12,469									

Total Acres: 0.00	Total Land Value: 180,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		311,044
TOTAL MARKET OB/XF VALUE		12,469
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		503,513
SOH/AGL Deduction		0
ASSESSED VALUE		503,513
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		503,513
TOTAL JUST VALUE		503,513
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		488,773

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007445	SCRNROOM	40,000	07/12/2019
03363	H/AC	1,950	04/19/1990
6606	NEW CONSTR	1,600	04/12/1990
3873	NEW CONSTR	1,500	04/10/1990
6393	NEW CONSTR	65,563	04/09/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2693/791	2/05/2024	TD	Q	I	02	550,000
GRANTOR: BLACKBURN DOUGLAS W R						
GRANTEE: SCOTT ROBERT L & PA						
2305/1150	9/19/2019	QC	U	I	11	100
GRANTOR: DWB REAL ESTATE HOLDI						
GRANTEE: BLACKBURN DOUGLAS W						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W13 FEP=[YR=2019] N22 W13 FGR=[YR=1993] W26 S31 E16 N4 E10 N27 \$ S28 E10 N6E3\$ W3 S6 W10 N1 W10 S4 W11 S9 W2 S8 E2 S12 E20 FOP=[YR=1993] E6 N4 W6 S4\$ N4 E6 S6 E10 S2 E11 N4 E2N7 W2 N31\$.									