LOT 75
EGANS BLUFF NORTH PB 5/272

STUBBS JOYCE K/YOUNG WILLIAM T ET AL
2608 BENZ PL
FERNANDINA BEACH, FL 32034

2025

00-00-30-021N-0075-0000

BUILDING CHARACTERISTICS

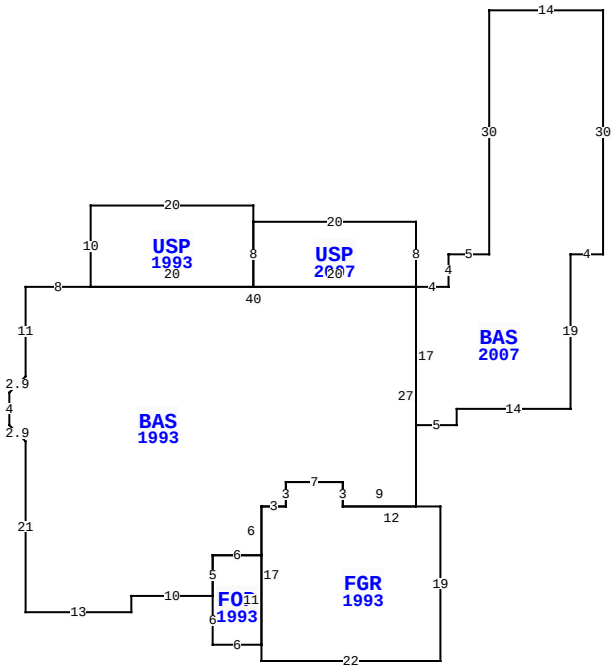
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	1,602	100	1993	1,602	237,357
BAS	775	100	2007	775	114,826
FGR	439	55	1993	241	35,707
FOP	66	30	1993	20	2,963
USP	200	30	1993	60	8,890
USP	160	30	2007	48	7,111
TOTALS	3,242			2,746	406,856

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,746	134.6650	177.76	488,129	1990	1990	0	0	0	16.65	83.35

1 SNGL FAM – 50% - 2019 Heated Area: 2377 HX Base Yr 2019



2608 BENZ PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		406,856
TOTAL MARKET OB/XF VALUE		16,383
TOTAL LAND VALUE - MARKET		216,000
TOTAL MARKET VALUE		639,239
SOH/AGL Deduction		190,169
ASSESSED VALUE		449,070
TOTAL EXEMPTION VALUE	HA HAB	50,722
BASE TAXABLE VALUE		398,348
TOTAL JUST VALUE		639,239
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		640,567

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18636	ADDITION	54,746	10/01/2006
R09783	REPAIR/RRF	1,500	10/01/2006
03509	H/AC	1,900	08/27/1990
6905	NEW CONSTR	1,600	08/20/1990
4025	NEW CONSTR	1,500	08/07/1990
6643	NEW CONSTR	59,592	08/01/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2263/0488	3/14/2019	WD	U	I	11	100
GRANTOR: MADDOX GREGORY J & HI						
GRANTEE: MADDOX GREGORY & HI						
2256/0519	2/20/2019	QC	U	I	11	100
GRANTOR: STUBBS JOYCE K & WILL						
GRANTEE: STUBBS JOYCE K & WI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W14 S30 W5 S4 W4 USP=[YR=2007] N8 W20
USP=[YR=1993] N2 W20 S10 BAS=[YR=1993] W8 S11 L2 D2 S4 D2
R2 S21 E13 N2 E10 FOP=[YR=1993] S6 E6 FGR=[YR=1993] S2 E22
N19 W12 N3 W7 S3 W3 S17$ N11 W6 S5$ N5 E6 N6 E3 N3 E7 S3 E9
N27 W40$ E20 N8$ S8 E20$ S17 E5 N2 E14 N19 E4 N30$.

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	50	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
2	0812	CONCRETE C	0	50	0	0	1,223.00	SF	4.00	4.00	100	1990	1990	3	57	2,788	
3	0861	POOL GUNIT	0	50	0	0	413.00	SF	85.00	85.00	100	1998	1998	3	20	7,021	
4	0845	KOOL DECK	0	50	0	0	611.00	SF	7.25	7.25	100	1998	1998	3	73	3,234	
5	0940	SHEDS/PORT	0	50	20	12	240.00	SF	19.50	19.50	100	2005	2005	3	22	1,030	

LAND DESCRIPTION

TOTAL OB/XF 16,383

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	50	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.20	180,000.00	216,000.00	216,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 216,000 Market: 0 Agricultural: 0 Common: 216,000 PRINTED 07/30/2025 BY SYS