LOT 76
IN OR 1582/1125 & OR 1851/719
EGANS BLUFF NORTH PB 5/272

GOLDING SUSAN E
2616 BENZ PLACE
FERNANDINA BEACH, FL 32034

2025

00-00-30-021N-0076-0000

BUILDING CHARACTERISTICS

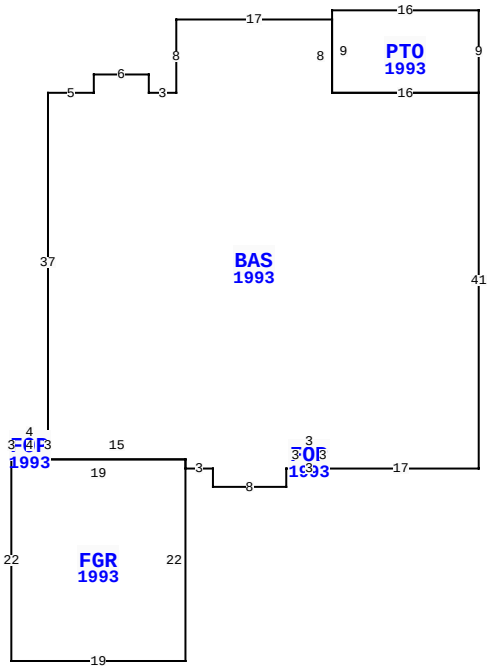
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,067	100	1993	2,067	281,594
FGR	418	55	1993	230	31,334
FOP	9	30	1993	3	409
FOP	12	30	1993	4	545
PTO	144	5	1993	7	953
TOTALS	2,650			2,311	314,835

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,311	123.4065	162.90	376,462	1991	1991	0	0	0	16.37	83.63

1 SNGL FAM – 100% - 2009 Heated Area: 2067 HX Base Yr 2009



2616 BENZ PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		314,835
TOTAL MARKET OB/XF VALUE		25,991
TOTAL LAND VALUE - MARKET		216,000
TOTAL MARKET VALUE		556,826
SOH/AGL Deduction		335,470
ASSESSED VALUE		221,356
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		170,634
TOTAL JUST VALUE		556,826
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		542,851

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7019	NEW CONSTR	72,276	02/25/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1851/0719	3/12/2013	QC	U	I	11	100
GRANTOR: GOLDING E SCOTT						
GRANTEE: GOLDING SUSAN E						
1582/1125	8/27/2008	WD	Q	I		280,000
GRANTOR: BURNS BILLY E SR & DO						
GRANTEE: GOLDING E SCOTT & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 S8 W3 N2 W6 S2 W5 S37 FOP=[YR=1993] W4 S3 FGR=[YR=1993] S22 E19 N22 W19$ E4 N3$ S3 E15 S1 E3 S2 E8 N2 E1 FOP=[YR=1993] E3 N3 W3 S3$ N3 E3 S3 E17 N41 PTO=[YR=1993] N9 W16 S9 E16$ W16 N8$.

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	1991	1991	3	68	2,380	
2	0812	CONCRETE C	0	100	0	0	1,093.00	SF	4.00	4.00	100	1991	1991	3	59.5	2,601	
3	0810	CONCRETE A	0	100	5	10	50.00	SF	6.50	6.50	100	2008	2008	3	88	286	
4	1242	WD DECK A	0	100	20	17	340.00	SF	10.00	10.00	100	2000	2000	3	20	680	
5	0350	CARPORT WD	0	100	10	10	100.00	SF	9.36	9.36	100	2000	2000	3	20	187	
6	0861	POOL GUNIT	0	100	0	0	448.00	SF	85.00	85.00	100	2008	2008	3	48	18,278	
7	0855	CONC PAVER	0	100	0	0	598.00	SF	3.00	3.00	100	2008	2008	3	88	1,579	

LAND DESCRIPTION

TOTAL OB/XF 25,991

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	1.20	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