LOT 78
IN OR 2057/150
ESMT IN OR 676/120

LYNCH JANET
2632 BENZ PLACE
FERNANDINA BEACH, FL 32034

2025

00-00-30-021N-0078-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

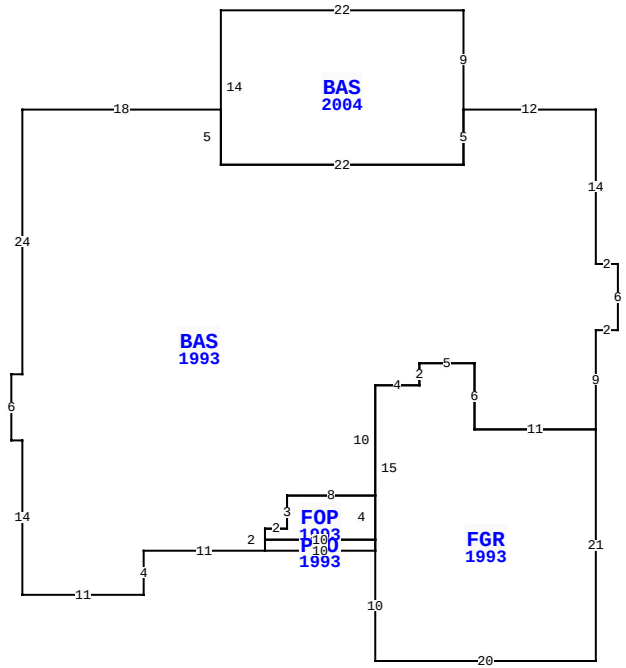
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,722	100	1993	1,722	235,865
BAS	308	100	2004	308	42,187
FGR	466	55	1993	256	35,065
FOP	34	30	1993	10	1,370
PTO	10	5	1993	0	0
TOTALS	2,540			2,296	314,486

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,296	121.7160	160.67	368,898	1993	1993	0	0	0	14.75	85.25

1 SNGL FAM – 100% - 2017 Heated Area: 2030 HX Base Yr 2017



2632 BENZ PL, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		314,486
TOTAL MARKET OB/XF VALUE		6,757
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		501,243
SOH/AGL Deduction		246,128
ASSESSED VALUE		255,115
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		149,393
TOTAL JUST VALUE		501,243
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		485,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615168	ROOF	1,030	07/01/2016
B0311549	ADDITION	20,790	08/01/2003
R035340	REPAIR/RRF	300	08/01/2003
6518	NEW CONSTR	66,923	11/19/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2057/0150	6/29/2016	WD	U	I	37	184,000
GRANTOR: FROEHLICH ROBERT P JR						
GRANTEE: LYNCH JANET						
0676/0123	2/26/1993	WD	Q	I		104,100
GRANTOR: SEAWARD HOMES INC						
GRANTEE: FROEHLICH ROBT JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 BAS=[YR=2004] N9 W22 S14 E22 N5 $ S5 W22 N5 W18 S24 W1 S6 E1 S14 E11 N4 E11 PTO=[YR=1993] E10 FGR=[YR=1993] S10 E20 N21 W11 N6 W5 S2 W4 S15 $ N1 FOP=[YR=1993] N4 W8 S3 W2 S1 E10 $ W10 S1 $ N2 E2 N3 E8 N10 E4 N2 E5 S6 E11 N9 E2 N6 W2 N14 $.

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	0811	CONCRETE B	0	100	46	16	736.00	SF	5.20	5.20	100	1993	1993	3	64	2,449	
2	0810	CONCRETE A	0	100	0	0	57.00	SF	6.50	6.50	100	1993	1993	3	64	237	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	
4	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	2000	2000	3	20	576	
5	0855	CONC PAVER	0	100	18	9	162.00	SF	7.00	7.00	100	2006	2006	3	86	975	

LAND DESCRIPTION

TOTAL OB/XF 6,757

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