LOT 79
EGANS BLUFF NORTH PB 5/272

DOLECKI ROBERT CRAIG
2640 BENZ PL
FERNANDINA BEACH, FL 32034

2025

00-00-30-021N-0079-0000

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

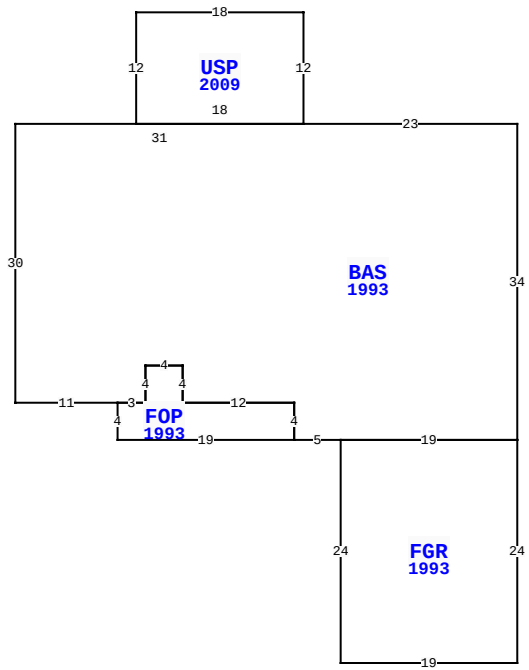
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,700	100	1993	1,700	232,928
FGR	456	55	1993	251	34,392
FOP	92	30	1993	28	3,836
USP	216	30	2009	65	8,906
TOTALS	2,464			2,044	280,063

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,044	122.8430	162.15	331,435	1990	1990	0	0	0	15.50	84.50

1 SNGL FAM – 100% - 2025 Heated Area: 1700 HX Base Yr 2025



2640 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		280,063
TOTAL MARKET OB/XF VALUE		5,466
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		465,529
SOH/AGL Deduction		0
ASSESSED VALUE		465,529
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		414,807
TOTAL JUST VALUE		465,529
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		451,565

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22541	REMODEL	5,000	06/01/2009
03549	H/AC	1,900	10/02/1990
4081	NEW CONSTR	1,500	09/27/1990
6964	NEW CONSTR	1,600	09/24/1990
6745	NEW CONSTR	62,698	09/18/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2634/1034	4/28/2023	WD	Q	I	02	585,000
GRANTOR: OLIVER DIANE F						
GRANTEE: DOLECKI ROBERT CRAI						
1912/1672	4/16/2014	WD	Q	I	01	206,000
GRANTOR: EBERLE ROY						
GRANTEE: OLIVER DIANE F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 USP=[YR=2009] N12 W18 S12 E18 $ W31 S30 E11 FOP=[YR=1993] S4 E19 N4 W12 N4 W4 S4 W3 $ E3 N4 E4 S4 E12 S4 E5 FGR=[YR=1993] S24 E19 N24 W19 $ E19 N34 $.

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	0812	CONCRETE C	0	100	0	0	1,063.00	SF	4.00	4.00	100	1990	1990	3	57	2,424	
2	0855	CONC PAVER	0	100	0	0	448.00	SF	7.00	7.00	100	2018	2018	3	97	3,042	

LAND DESCRIPTION

TOTAL OB/XF 5,466

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