LOT 80 IN OR 613/214
EGANS BLUFF NORTH PB 5/272

FISHER JOSEPH M & DONNA F
2648 BENZ PLACE
FERNANDINA BEACH, FL 32034

2025

00-00-30-021N-0080-0000

BUILDING CHARACTERISTICS

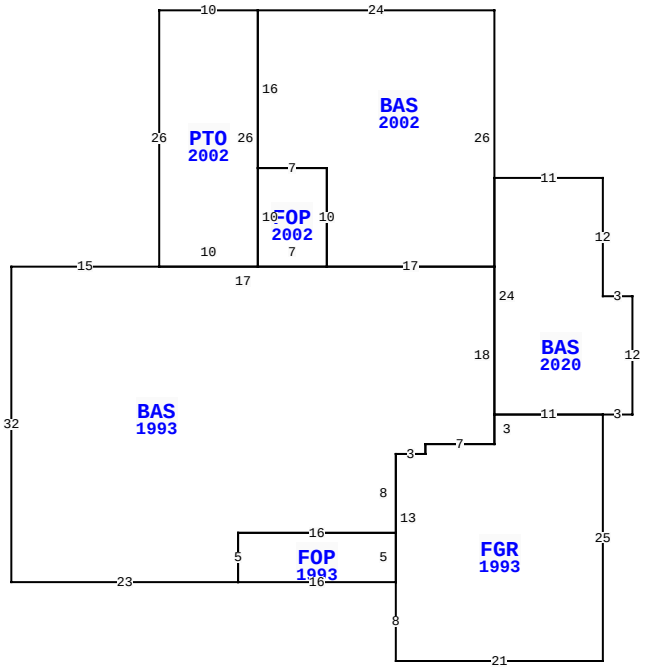
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,351	100	1993	1,351	172,509
BAS	554	100	2002	554	70,740
BAS	300	100	2020	300	38,307
FGR	492	55	1993	271	34,604
FOP	80	30	1993	24	3,064
FOP	70	30	2002	21	2,682
PTO	260	5	2002	13	1,660
TOTALS	3,107			2,534	323,565

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,534	114.8160	151.56	384,053	1990	1990	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 1991 Heated Area: 2205 HX Base Yr 1991



2648 BENZ PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		323,565
TOTAL MARKET OB/XF VALUE		5,381
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		508,946
SOH/AGL Deduction		314,889
ASSESSED VALUE		194,057
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		143,335
TOTAL JUST VALUE		508,946
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		492,898

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2001242	ADDITION	35,268	02/11/2020
M1217456	H/AC	0	08/01/2012
E017847	NEW CONSTR	0	03/01/2001
M014927	H/AC	3,700	03/01/2001
B0107973	ADDITION	24,161	02/01/2001
P014533	NEW CONSTR	0	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0613/0214	11/29/1990	WD	Q	I		78,500
GRANTOR: SEAWARD HOMES						
GRANTEE: FISHER JOSEPH & D						
0613/0213	11/29/1990	WD	Q	V		19,500
GRANTOR: MIDLAND GROUP						
GRANTEE: SEAWARD HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W24 PTO=[YR=2002] W10 S26 BAS=[YR=1993] W15 S32 E23 FOP=[YR=1993] E16 FGR=[YR=1993] S8 E21 N25 BAS=[YR=2020] E3 N12 W3 N12 W11 S24 E11$ W11 S3W7 S1 W3 S13 $ N5 W16 S5 $ N5 E16 N8 E3 N1 E7 N18 W17 FOP=[YR=2002] N10 W7 S10 E7 $ W17 $E10 N26 $ S16 E7 S10 E17 N26 $.

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	1990	1990	3	66	2,310	
2	0811	CONCRETE B	0	100	0	0	832.00	SF	5.20	5.20	100	1990	1990	3	57	2,466	
3	0940	SHEDS/PORT	0	100	8	12	96.00	SF	30.00	30.00	100	2004	2004	3	21	605	

LAND DESCRIPTION

TOTAL OB/XF 5,381

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