LOT 81
EGANS BLUFF NORTH PB 5/272

HARRISON DRUCILLA D/SMITH MARY SET AL
7128 DEVONSHIRE ROAD
ALEXANDRIA, VA 22307

2025

00-00-30-021N-0081-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

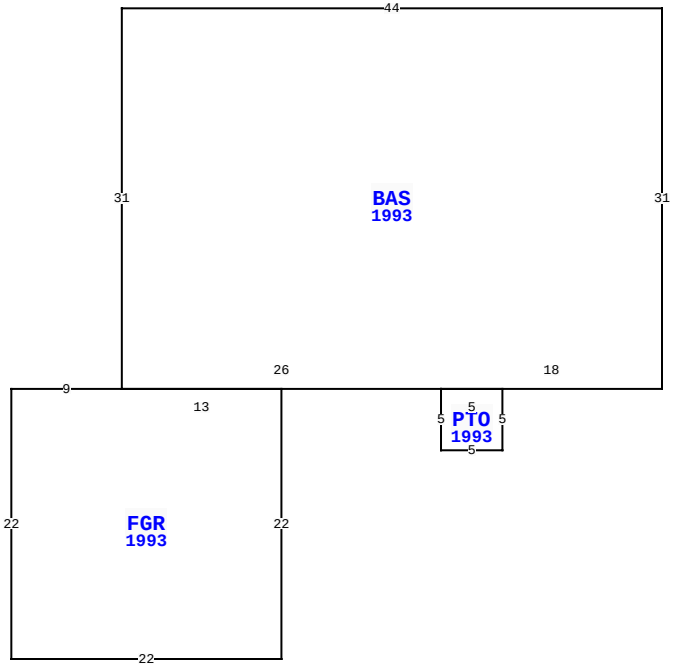
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,364	100	1993	1,364	193,945
FGR	484	55	1993	266	37,822
PTO	25	5	1993	1	142
TOTALS	1,873			1,631	231,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,631	127.8570	168.77	275,264	1990	1990	0	0	0	15.75	84.25

1 SNGL FAM – 0% - 0 Heated Area: 1364 HX Base Yr



2652 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	231,910
TOTAL MARKET OB/XF VALUE	2,924
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	414,834
SOH/AGL Deduction	81,855
ASSESSED VALUE	332,979
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	332,979
TOTAL JUST VALUE	414,834
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	403,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
03588	H/AC	1,900	11/06/1990
7043	NEW CONSTR	1,600	10/30/1990
4106	NEW CONSTR	1,500	10/26/1990
6811	NEW CONSTR	49,833	10/25/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2583/0533	7/05/2022	WD	U	I	11	100
GRANTOR: SMITH MARY S & DRUCIL						
GRANTEE: SMITH MARY S & DRUC						
1774/0318	1/11/2012	WD	U	I	30	24,400
GRANTOR: SMITH MARY S & DRUCIL						
GRANTEE: SMITH MARY S ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S31 FGR=[YR=1993] W9 S22 E22 N22 W13 $ E26
PTO=[YR=1993] S5 E5 N5 W5 $ E18 N31 $.

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	0	0	0	873.00	SF	5.20	5.20	100	1990	1990	3	57	2,588	
2	1242	WD DECK A	0	0	24	14	168.00	SF	10.00	10.00	100	1991	1991	3	20	336	

LAND DESCRIPTION

TOTAL OB/XF 2,924

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	0	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