

LOT 66
IN OR 2078/1754
EGANS BLUFF NORTH PB 5/272

SULLIVAN PATRICK T
2677 BENZ PL
FERNANDINA BEACH, FL 32034

2026

00-00-30-021N-0066-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	13	LVT/LAMNT 30
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
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NEIGHBORHOOD/LOC	2025.00
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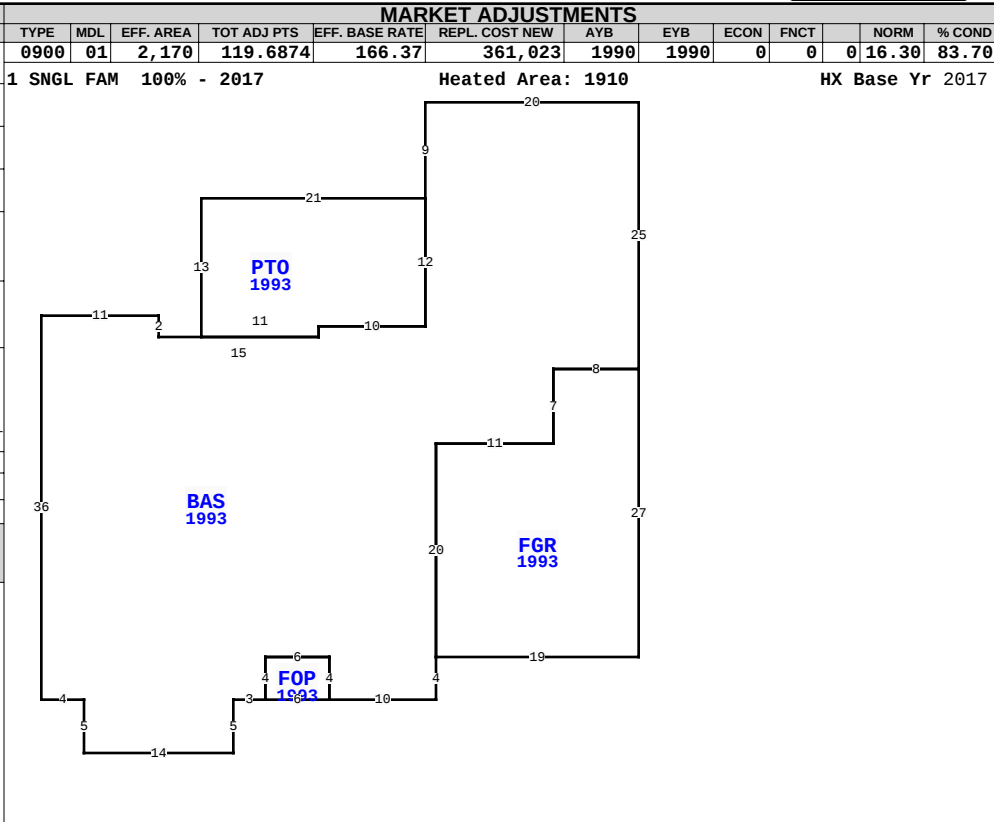
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,910	100	1993	1,910	265,971
FGR	436	55	1993	240	33,421
FOP	24	30	1993	7	975
PTO	263	5	1993	13	1,810

TOTALS	2,633			2,170	302,176
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0860	POOL/SPA	0	100	0	0	1.00	UT	30,000.00
8	0755	FSP	0	100	21	12	252.00	SF	20.00
9	0940	SHEDS/PORT	0	100	12	8	96.00	SF	21.30

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	RSF-2	0.00	0.00	1.00

REVIEW DATE	01/31/2024	BY	KBA
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2677 BENZ PL, FERNANDINA BEACH

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

TOTAL OB/XF										29,382		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DP TH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA
03	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	1
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Total Acres: 0.00	Total Land Value: 180,000	Market: 0	Agricultural: 0	Common: 180,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	302,176		
TOTAL MARKET OB/XF VALUE	29,382		
TOTAL LAND VALUE - MARKET	180,000		
TOTAL MARKET VALUE	511,558		
SOH/AGL Deduction	253,659		
ASSESSED VALUE	257,899		
TOTAL EXEMPTION VALUE	51,411		
BASE TAXABLE VALUE	206,488		
TOTAL JUST VALUE	511,558		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	483,177		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20215216	REPAIR/RRF	0	05/01/2021
B1633494	REMODEL	8,000	12/01/2016
00145	SWIM POOL	11,000	05/18/1993
03376	H/AC	1,900	05/02/1990
6623	NEW CONSTR	1,600	04/23/1990
3874	NEW CONSTR	1,500	04/10/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2078/1754	10/18/2016	SW	U	I	12
GRANTOR: FEDERAL NATIONAL MORT					
GRANTEE: SULLIVAN PATRICK T					
2061/1875	7/29/2016	CT	U	I	18
GRANTOR: CLERK OF COURT					
GRANTEE: FEDERAL NATIONAL MO					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=1993] W20 S9 PTO=[YR=1993] W21 S13 E11 N1 E10 N12\$ S12 W10 S1 W15 N2 W11S36 E4 S5 E14 N5 E3 FOP=[YR=1993] E6 N4 W6 S4\$ N4 E6 S4 E10 N4 FGR=[YR=1993] E19N27 W8 S7 W11 S20\$ N20 E11 N7 E8 N25\$.					