LOT 71
EGANS BLUFF NORTH PB 5/272

SCOTT ROBERT L & PATRICIA M
2629 BENZ PL
FERNANDINA BEACH, FL 32034

2026

00-00-30-021N-0071-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

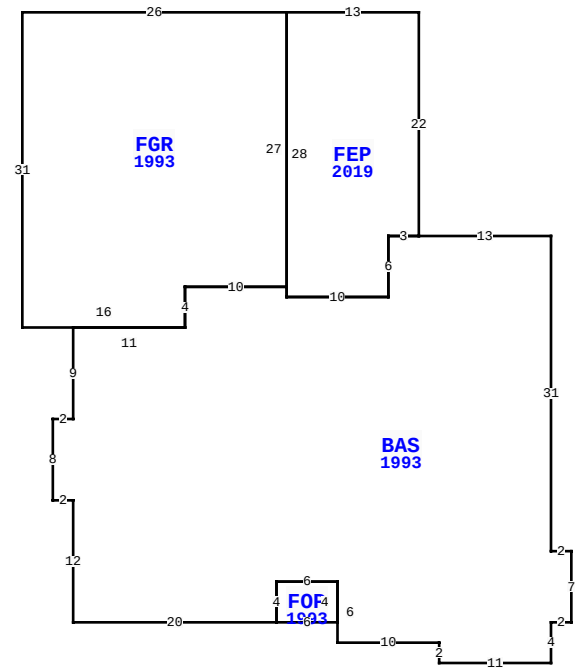
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
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	1,647	100	1993	1,647	228,003
FEP	346	80	2019	277	38,347
FGR	766	55	1993	421	58,281
FOP	24	30	1993	7	969
TOTALS	2,783			2,352	325,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,352	128.4780	178.58	420,020	1990	1990	0	0	0	22.48	77.52

1 SNGL FAM 0% - 2025 Heated Area: 1647 HX Base Yr



2629 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	325,600
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	505,600
SOH/AGL Deduction	0
ASSESSED VALUE	505,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	505,600
TOTAL JUST VALUE	505,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	503,513

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007445	SCRNROOM	40,000	07/12/2019
03363	H/AC	1,950	04/19/1990
6606	NEW CONSTR	1,600	04/12/1990
3873	NEW CONSTR	1,500	04/10/1990
6393	NEW CONSTR	65,563	04/09/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2693/791	2/05/2024	TD	Q	I	02	550,000
GRANTOR: BLACKBURN DOUGLAS W R						
GRANTEE: SCOTT ROBERT L & PA						
2305/1150	9/19/2019	QC	U	I	11	100
GRANTOR: DWB REAL ESTATE HOLDI						
GRANTEE: BLACKBURN DOUGLAS W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 FEP=[YR=2019] N22 W13 FGR=[YR=1993] W26 S31 E16 N4 E10 N27 $ S28 E10 N6E3$ W3 S6 W10 N1 W10 S4 W11 S9 W2 S8 E2 S12 E20 FOP=[YR=1993] E6 N4 W6 S4$ N4 E6 S6 E10 S2 E11 N4 E2N7 W2 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

LAND DESCRIPTION

TOTAL OB/XF 0

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 07/09/2026 BY SYS