LOT 73
EGANS BLUFF NORTH PB 5/272

MURPHY KATHLEEN M
2613 BENZ PL
FERNANDINA BEACH, FL 32034

2026

00-00-30-021N-0073-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

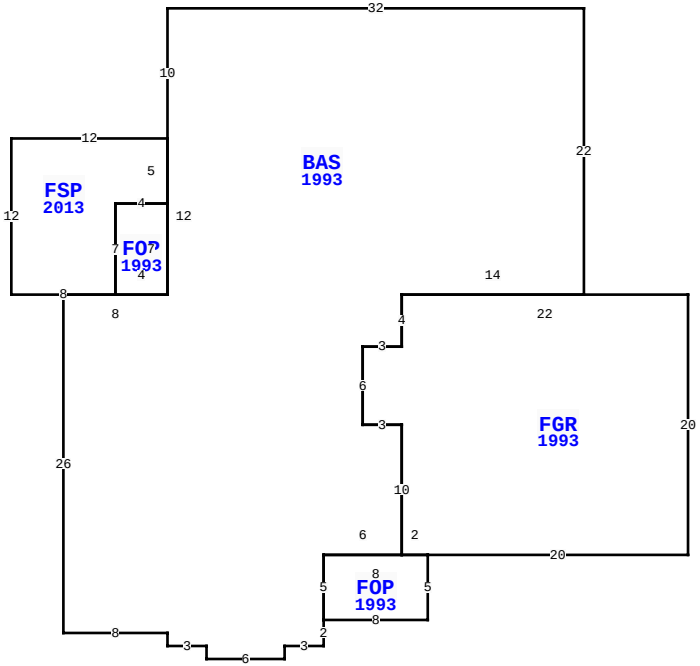
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,344	100	1993	1,344	211,499
FGR	458	55	1993	252	39,656
FOP	28	30	1993	8	1,259
FOP	40	30	1993	12	1,888
FSP	116	40	2013	46	7,239
TOTALS	1,986			1,662	261,542

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,662	134.7800	187.34	311,359	1990	1990	0	0	0	16.00	84.00

1 SNGL FAM 100% - 2024 Heated Area: 1344 HX Base Yr 2024



2613 BENZ PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		261,542
TOTAL MARKET OB/XF VALUE		1,051
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		442,593
SOH/AGL Deduction		0
ASSESSED VALUE		442,593
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		391,182
TOTAL JUST VALUE		442,593
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		469,399

PERMIT NUM	DESCRIPTION	AMT	ISSUED
03298	H/AC	1,900	02/14/1990
6449	NEW CONSTR	1,600	01/26/1990
3782	NEW CONSTR	1,500	01/22/1990
6221	NEW CONSTR	50,980	01/17/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2629/1949	3/23/2023	WD	Q	I	01	575,000
GRANTOR: WURDACK MICHAEL & MAR						
GRANTEE: MURPHY KATHLEEN M						
1853/0941	4/26/2013	WD	Q	I	02	225,000
GRANTOR: CLACK HAROLD A & SABR						
GRANTEE: WURDACK MICHAEL & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S10 FSP=[YR=2013] W12 S12 E8 FOP=[YR=1993] E4 N7 W4 S7$ N7 E4 N5$ S12W8 S26 E8 S1 E3 S1 E6 N1 E3 N2FOP=[YR=1993] E8 N5 FGR=[YR=1993] E20 N20 W22 S4 W3 S6 E3S10 E2$ W8 S5$ N5 E6 N10 W3 N6 E3 N4 E14 N22$.

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
2	0940	SHEDS/PORT	0	100	12	8	96.00	SF	18.30	18.30	100	1991	1991	3	20	351	
3	0351	CARPORT MT	0	100	0	0	200.00	SF	10.00	10.00	100	2010	2010	3	35	700	

LAND DESCRIPTION

TOTAL OB/XF 1,051

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 07/09/2026 BY SYS