LOT 74
IN OR 1711/648
EGANS BLUFF NORTH PB 5/272

BEDENIS GREGORY P & ANITA K
2605 BENZ PLACE
FERNANDINA BEACH, FL 32034

2026

00-00-30-021N-0074-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

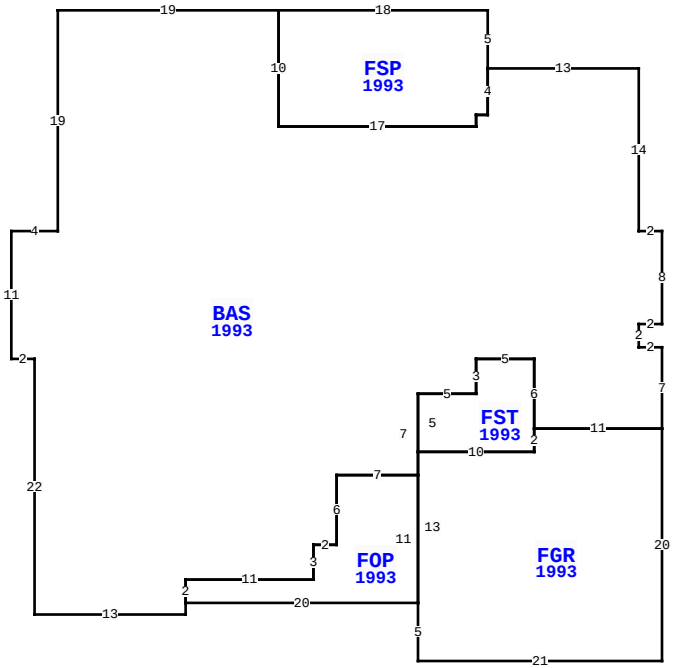
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,996	100	1993	1,996	277,147
FGR	400	55	1993	220	30,547
FOP	109	30	1993	33	4,582
FSP	179	40	1993	72	9,997
FST	65	55	1993	36	4,998
TOTALS	2,749			2,357	327,273

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,357	120.2509	167.15	393,973	1990	1990	0	0	0	16.93	83.07

1 SNGL FAM 100% - 2011 Heated Area: 1996 HX Base Yr 2011



2605 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		327,273
TOTAL MARKET OB/XF VALUE		45,874
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		553,147
SOH/AGL Deduction		328,378
ASSESSED VALUE		224,769
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		173,358
TOTAL JUST VALUE		553,147
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		548,813

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704383	SWIM POOL	9,800	10/01/1997
03589	H/AC	1,900	11/06/1990
7033	NEW CONSTR	1,600	10/23/1990
4100	NEW CONSTR	1,500	10/18/1990
6803	NEW CONSTR	731,131	10/17/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1711/0648	11/19/2010	WD	Q	I	02	235,000
GRANTOR: PRINCE MICHAEL L &						
GRANTEE: BEDENIS GREGORY P &						
0772/1434	10/02/1996	WD	Q	I		127,500
GRANTOR: ROBERTSON GUY G & MIC						
GRANTEE: PRINCE CLIFFORD E J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 FSP=[YR=1993] N5 W18 S10 E17 N1 E1 N4 $ S4 W1 S1 W17 N10 W19 S19 W4 S11 E2 S22 E13 N1 FOP=[YR=1993] E20 FGR=[YR=1993] S5 E21 N20 W11 FST=[YR=1993] N6W5S3W5S5E10 N2 $ S2W10S13$ N11 W7S6W2 S3 W11 S2 $ N2 E11 N3 E2 N6 E7 N 7 E5N3 E5 S6 E11 N7 W2 N2 E2 N8 W2 N14 $.

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	64	2,240	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1997	1997	04	85	42,500	
8	0351	CARPORT MT	0	100	30	18	540.00	SF	10.00	10.00	100	2005	2005	3	21	1,134	

LAND DESCRIPTION

TOTAL OB/XF 45,874

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