



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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

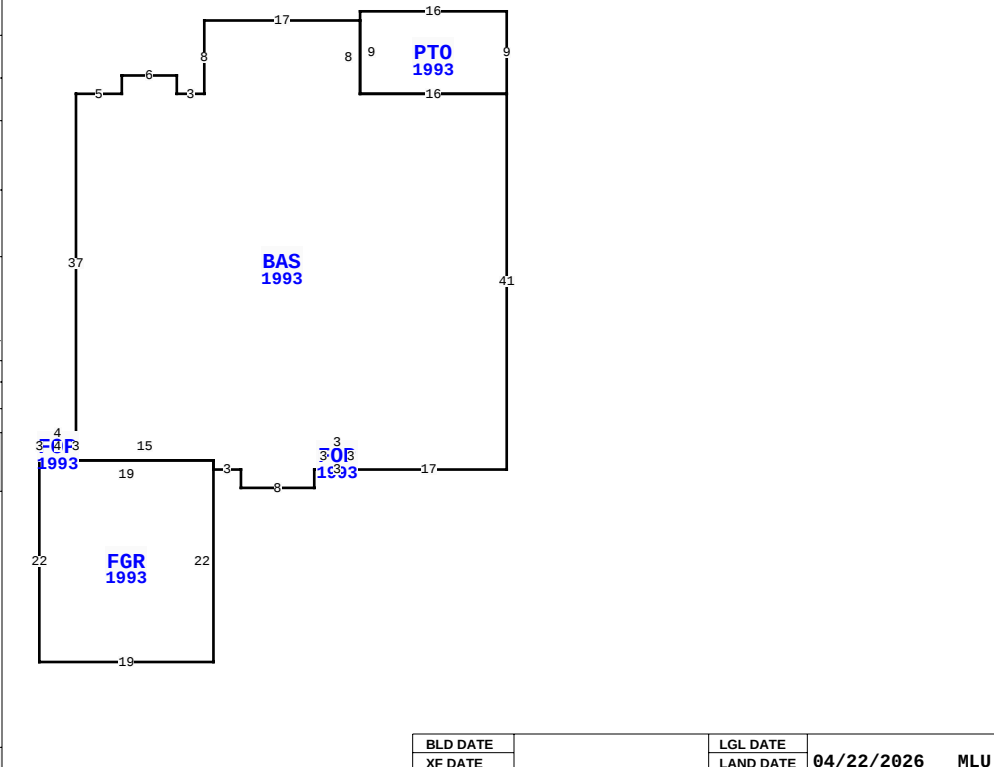
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2025.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,067	100	1993	2,067	295,537
FGR	418	55	1993	230	32,885
FOP	9	30	1993	3	429
FOP	12	30	1993	4	572
PTO	144	5	1993	7	1,001
TOTALS	2,650			2,311	330,424

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
4	1242	WD DECK A	0	100	20	17	340.00	SF	10.00
5	0350	CARPORT WD	0	100	10	10	100.00	SF	9.36
6	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,311	123.4065	171.54	396,429	1991	1991	0	0	0 16.65	83.35
1 SNGL FAM			100% - 2009			Heated Area: 2067			HX Base Yr 2009		



2616 BENZ PL, FERNANDINA BEACH				BLD DATE		LGL DATE	
				XF DATE		LAND DATE	
				INC DATE		AG DATE	
				04/22/2026		MLU	

TOTAL OB/XF									
45,677									

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		330,424	
TOTAL MARKET OB/XF VALUE		45,677	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		556,101	
SOH/AGL Deduction		328,768	
ASSESSED VALUE		227,333	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		175,922	
TOTAL JUST VALUE		556,101	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		556,826	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7019	NEW CONSTR	72,276	02/25/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2853/1646	3/13/2026	WD	Q	I	01
GRANTOR: MOORE CHRISTOPHER					
GRANTEE: CM WERX LLC					
2846/515	2/05/2026	QC	U	I	11
GRANTOR: GOLDING SUSAN E					
GRANTEE: MOORE CHRISTOPHER					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1993] W17 S8 W3 N2 W6 S2 W5 S37 FOP=[YR=1993] W4 S3 FGR=[YR=1993] S22 E19 N22 W19\$ E4 N3\$ S3 E15 S1 E3 S2 E8 N2 E1 FOP=[YR=1993] E3 N3 W3 S3\$ N3 E3 S3 E17 N41 PTO=[YR=1993] N9 W16 S9 E16\$ W16 N8\$.					