LOT 77
IN OR 1485/1938
EGANS BLUFF NORTH PB 5/272

SMITH REBECCA D
2624 BENZ PLACE
FERNANDINA BEACH, FL 32034

2026

00-00-30-021N-0077-0000

BUILDING CHARACTERISTICS

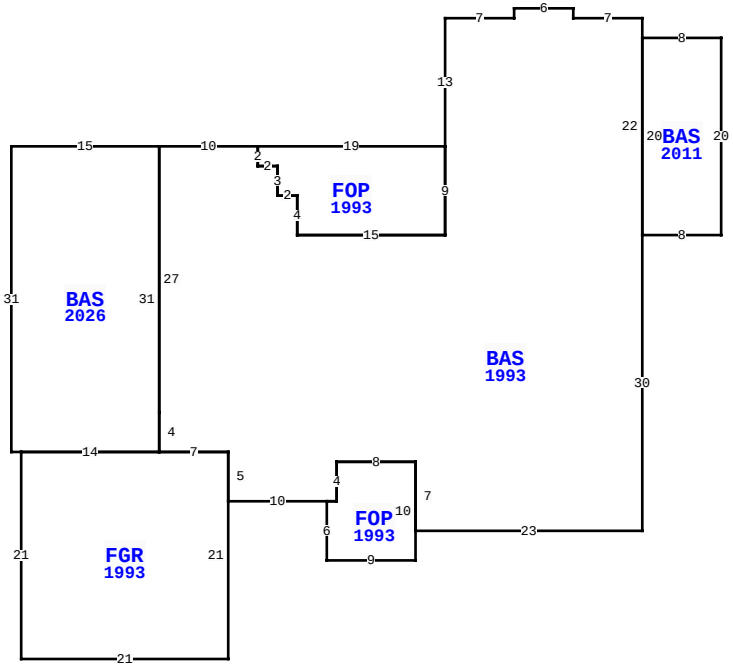
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
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	1,883	100	1993	1,883	275,087
BAS	160	100	2011	160	23,374
BAS	465	100	2026	465	67,931
FGR	441	55	1993	243	35,500
FOP	86	30	1993	26	3,799
FOP	149	30	1993	45	6,574
TOTALS	3,184			2,822	412,264

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,822	125.7456	174.79	493,257	1991	1991	0	0	0	16.42	83.58

1 SNGL FAM 100% - 2008 Heated Area: 2508 HX Base Yr 2008



2624 BENZ PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		412,264
TOTAL MARKET OB/XF VALUE		43,004
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		635,268
SOH/AGL Deduction		352,270
ASSESSED VALUE		282,998
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		231,587
TOTAL JUST VALUE		635,268
NCON VALUE		54,270
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		525,502

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240007922	498 COND	82,503	07/03/2024
M15882	H/AC	0	01/01/2011
B24043	ADDITION	15,950	10/01/2010
6937	SWIM POOL	10,700	01/14/1991
6841	NEW CONSTR	69,222	11/13/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1485/1938	3/16/2007	WD	Q	I		282,000
GRANTOR: NORHEIM CRAIG A & RHO						
GRANTEE: SMITH REBECCA D						
0807/1123	9/24/1997	WD	Q	I		130,000
GRANTOR: FISHER MICHAEL T & DO						
GRANTEE: NORHEIM CRAIG A & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W7 N1 W6 S1 W7 S13 S9 W15 N4 W2 N3 W2 N2 W10 S27 S4 E7 S5 E10 E1 N4 E8 S7 E23 N30 N22 $
FGR=[YR=1993;ORIG=-49,44] W14 S21 E21 N21 W7 $
BAS=[YR=2011;ORIG=0,22] E8 N20 W8 S20 $
FOP=[YR=1993;ORIG=-20,13] W19 S2 E2 S3 E2 S4 E15 N9 $
FOP=[YR=1993;ORIG=-32,49] S6 E9 N10 W8 S4 W1 $
BAS=[YR=2026;ORIG=-49,44] W14 W1 N31 E15 S31 $
.

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	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1991	1991	04	85	42,500	
4	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	2005	2005	3	21	504	

LAND DESCRIPTION

TOTAL OB/XF 43,004

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 01/22/2026 BY HS Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/09/2026 BY SYS