LOT 78
IN OR 2057/150
ESMT IN OR 676/120

**LYNCH JANET**
2632 BENZ PLACE
FERNANDINA BEACH, FL 32034

**2026**

**00-00-30-021N-0078-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

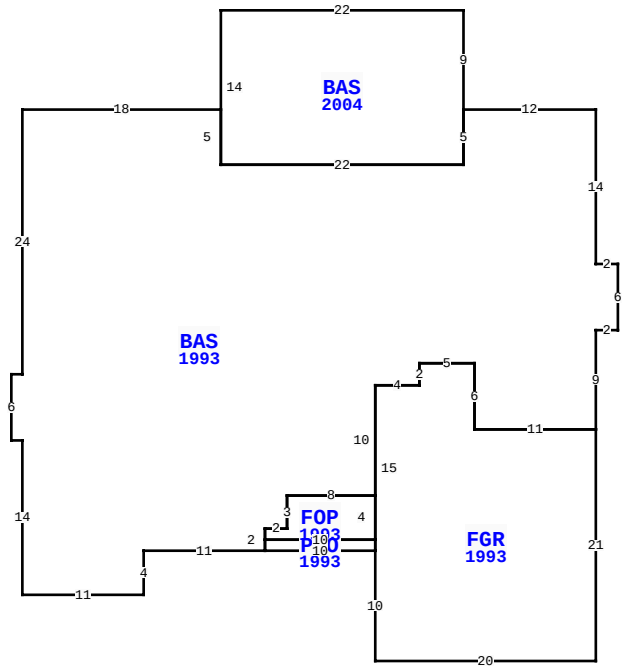
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 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 | 1,722 | 100 | 1993 | 1,722 | 247,643 |
| BAS | 308 | 100 | 2004 | 308 | 44,294 |
| FGR | 466 | 55 | 1993 | 256 | 36,816 |
| FOP | 34 | 30 | 1993 | 10 | 1,438 |
| PTO | 10 | 5 | 1993 | 0 | 0 |
| TOTALS | 2,540 | | | 2,296 | 330,191 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,296 | 121.7160 | 169.19 | 388,460 | 1993 | 1993 | 0 | 0 | 0 | 15.00 | 85.00 |

1 SNGL FAM 100% - 2017 Heated Area: 2030 HX Base Yr 2017




2632 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 | | 330,191 |
| TOTAL MARKET OB/XF VALUE | | 3,026 |
| TOTAL LAND VALUE - MARKET | | 180,000 |
| TOTAL MARKET VALUE | | 513,217 |
| SOH/AGL Deduction | | 251,214 |
| ASSESSED VALUE | | 262,003 |
| TOTAL EXEMPTION VALUE | HX HB WX SX | 106,411 |
| BASE TAXABLE VALUE | | 155,592 |
| TOTAL JUST VALUE | | 513,217 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 501,243 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R1615168 | ROOF | 1,030 | 07/01/2016 |
| B0311549 | ADDITION | 20,790 | 08/01/2003 |
| R035340 | REPAIR/RRF | 300 | 08/01/2003 |
| 6518 | NEW CONSTR | 66,923 | 11/19/1992 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2057/0150 | 6/29/2016 | WD | U | I | 37 | 184,000 |
| GRANTOR: FROEHLICH ROBERT P JR | | | | | | |
| GRANTEE: LYNCH JANET | | | | | | |
| 0676/0123 | 2/26/1993 | WD | Q | I | | 104,100 |
| GRANTOR: SEAWARD HOMES INC | | | | | | |
| GRANTEE: FROEHLICH ROBT JR | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W12 BAS=[YR=2004] N9 W22 S14 E22 N5 $ S5 W22 N5 W18 S24 W1 S6 E1 S14 E11 N4 E11 PTO=[YR=1993] E10 FGR=[YR=1993] S10 E20 N21 W11 N6 W5 S2 W4 S15 $ N1 FOP=[YR=1993] N4 W8 S3 W2 S1 E10 $ W10 S1 $ N2 E2 N3 E8 N10 E4 N2 E5 S6 E11 N9 E2 N6 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1993 | 1993 | 3 | 70 | 2,450 | |
| 4 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 8 | 96.00 | SF | 30.00 | 30.00 | 100 | 2000 | 2000 | 3 | 20 | 576 | |

### LAND DESCRIPTION

TOTAL OB/XF 3,026

| 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