LOT 82
EGANS BLUFF NORTH PB 5/272

AUSTIN PAMELA J L/E/
2664 BENZ PLACE
FERNANDINA BEACH, FL 32034

2026

00-00-30-021N-0082-0000

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	14	CARPET 80
Interior Floo	08	SHT VINYL 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

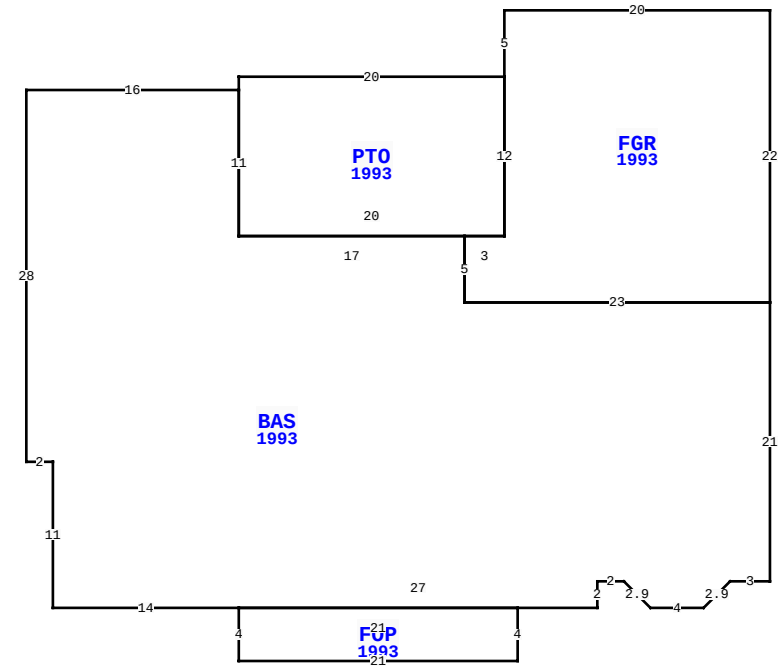
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,593	100	1993	1,593	233,848
FGR	455	55	1993	250	36,699
FOP	84	30	1993	25	3,670
PTO	240	5	1993	12	1,762
TOTALS	2,372			1,880	275,979

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,880	125.3500	174.24	327,571	1991	1991	0	0	0	15.75	84.25

1 SNGL FAM 100% - 1992 Heated Area: 1593 HX Base Yr 1992



2664 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		275,979
TOTAL MARKET OB/XF VALUE		7,854
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		463,833
SOH/AGL Deduction		305,423
ASSESSED VALUE		158,410
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		106,999
TOTAL JUST VALUE		463,833
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		456,101

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226265	WINDOWS	7,500	07/01/2012
B18535	ADDITION	13,068	09/01/2006
R09727	REPAIR/RRF	200	09/01/2006
6817	NEW CONSTR	56,671	10/26/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2765/1119	2/04/2025	LE	U	I	11	100
GRANTOR: AUSTIN PAMELA J						
GRANTEE: GORE HEATHER DENISE						
1618/1176	2/12/2009	QC	U	I	11	100
GRANTOR: AUSTIN LARRY C						
GRANTEE: AUSTIN PAMELA J						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W20 S5PTO=[YR=1993] W20S1 BAS=[YR=1993] W16 S28 E2 S11 E14 FOP=[YR=1993] S4 E21 N4 W21$ E27 N2 E2 R2 D2 E4 U2 R2 E3 N21 W23 N5 W17 N11$ S11 E20 N12$ S12 W3 S5 E23 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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	66	2,310	
4	0510	GARAGE WD-	0	100	0	0	396.00	SF	35.00	35.00	100	2007	2007	3	40	5,544	

LAND DESCRIPTION

TOTAL OB/XF 7,854

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