LOT 83
IN OR 1854/334
EGANS BLUFF NORTH PB 5/272

BLAUSTEIN MICHAEL H &
2678 BENZ PL
FERNANDINA BEACH, FL 32034

2026

00-00-30-021N-0083-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

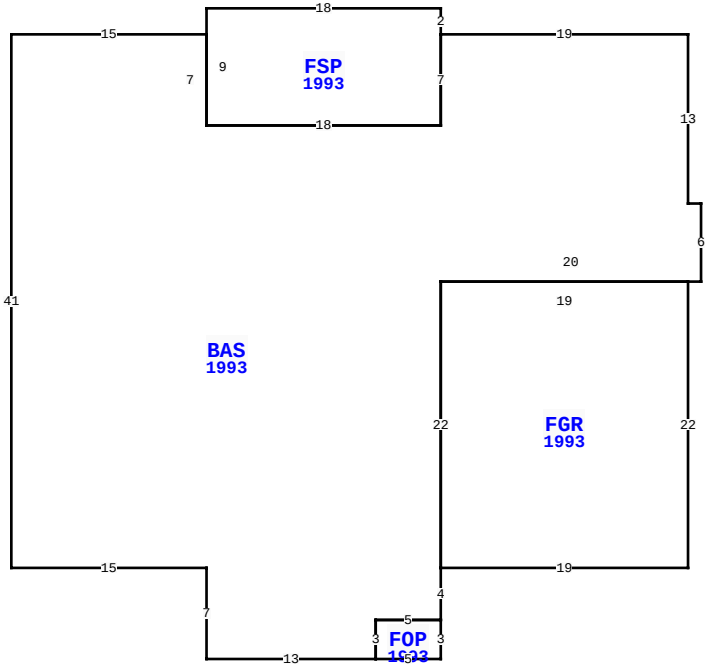
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,705	100	1993	1,705	241,067
FGR	418	55	1993	230	32,519
FOP	15	30	1993	4	566
FSP	162	40	1993	65	9,191
TOTALS	2,300			2,004	283,343

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,004	123.2938	171.38	343,446	1990	1990	0	0	0	17.50	82.50

1 SNGL FAM 100% - 2014 Heated Area: 1705 HX Base Yr 2014



2678 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		283,343
TOTAL MARKET OB/XF VALUE		42,500
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		505,843
SOH/AGL Deduction		303,597
ASSESSED VALUE		202,246
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		150,835
TOTAL JUST VALUE		505,843
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		462,972

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6579	SWIM POOL	11,750	07/02/1990
3972	SWIM POOL	250	07/02/1990
03412	H/AC	1,900	06/01/1990
6681	NEW CONSTR	1,600	05/17/1990
3914	NEW CONSTR	1,500	05/15/1990
6460	NEW CONSTR	62,847	05/14/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1854/0334	4/26/2013	WD	Q	I	02	135,000
GRANTOR: BARNES LORI LYNN						
GRANTEE: BLAUSTEIN MICHAEL H						
0852/0642	10/14/1998	QC	Q	I	06	35,000
GRANTOR: BARNES JEAN						
GRANTEE: BARNES GLENN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 FSP=[YR=1993] N2 W18 S9 E18 N7$ S7 W18 N7 W15 S41 E15 S7 E13 FOP=[YR=1993] E5 N3 W5 S3$ N3 E5 N4 FGR=[YR=1993] E19 N22 W19 S22$ N22 E20 N6 W1N13$.

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	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1990	1990	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 42,500

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