LOT 189
IN OR 1871/985
GA FDNA BEACH #2 UNR

SMITH HANNAH/SMITH EMMA ET AL
2624 BENZ PL
FERNANDINA BEACH, FL 32034

2026

00-00-31-134B-0189-0000

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	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

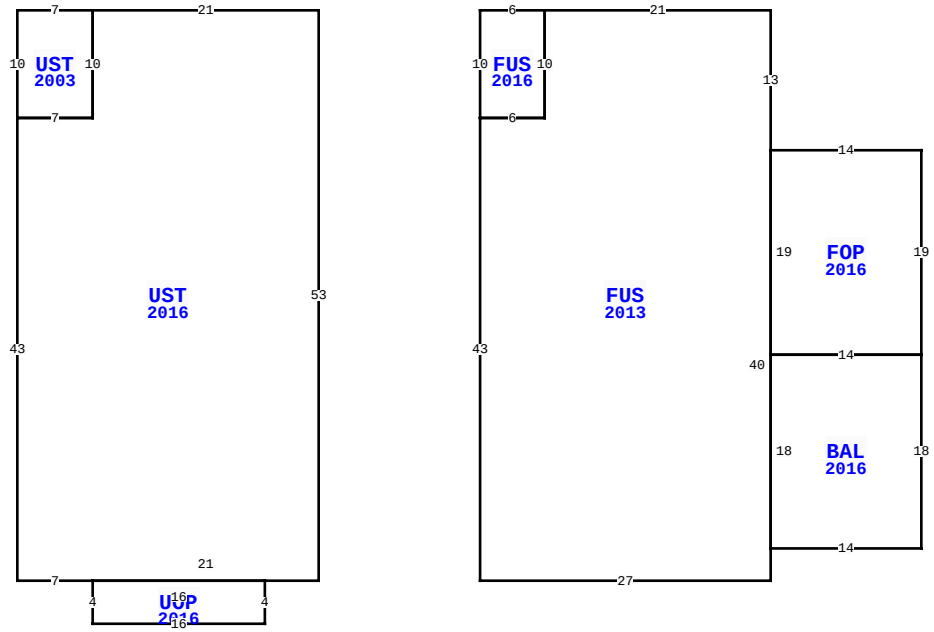
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	252	15	2016	38	4,740
FOP	266	30	2016	80	9,978
FUS	1,371	100	2013	1,371	170,999
FUS	60	100	2016	60	7,483
UOP	64	20	2016	13	1,621
UST	70	45	2003	32	3,991
UST	1,414	45	2016	636	79,326
TOTALS	3,497			2,230	278,139

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,230	109.7600	152.57	340,231	1957	1980	0	0	0	18.25	81.75

1 SNGL FAM 0% - 2026 Heated Area: 1431 HX Base Yr



BLD DATE	01/29/2014 DJ	LGL DATE	
XF DATE		LAND DATE	03/20/2026 MLU
INC DATE		AG DATE	

731 N FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	278,139
TOTAL MARKET OB/XF VALUE	728
TOTAL LAND VALUE - MARKET	325,000
TOTAL MARKET VALUE	603,867
SOH/AGL Deduction	0
ASSESSED VALUE	603,867
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	603,867
TOTAL JUST VALUE	603,867
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	466,646

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141504	REMODEL	80,000	07/10/2014
19972420	REROOF	3,000	12/19/1997
B969834	REPAIR/RRF	1,000	05/24/1996
6430	ADDITION	12,600	03/21/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2794/352	6/12/2025	FJ	U	I	11	0
GRANTOR: SMITH MATTHEW EST						
GRANTEE: SMITH HANNAH						
1871/0985	7/23/2013	WD	Q	I	02	139,900
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: SMITH MATTHEW						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2016] W21 UST=[YR=2003] W7 S10 E7 N10$ S10 W7 S43 E7UOP=[YR=2016] S4 E16 N4 W16$ E21 N53$ PTR= E15
FUS=[YR=2016] E6 FUS=[YR=2013] E21 S13 FOP=[YR=2016] E14 S19 BAL=[YR=2016] S18 W14 N18 E14$ W14 N19$ S40 W27 N43 E6 N10$ S10 W6 N10$ W15$.

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	1241	WD DECK G	0	0	0	0	136.00	UT	15.53	15.53	100	2000	2000	3	26	549	
2	1241	WD DECK G	0	0	15	4	60.00	UT	11.50	11.50	100	2000	2000	3	26	179	

LAND DESCRIPTION

TOTAL OB/XF 728

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	0	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	325,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/09/2026 BY SYS