PT OF JOHN LOWE GRANT
IN OR 2232/1424 & OR 2496/335
(EX 17-11 17-12 & 17-14)

BENNETT JARROD & JULIE
97037 BELL LAGOON ROAD
YULEE, FL 32097

2023

43-3N-28-0000-0017-0140

BUILDING CHARACTERISTICS

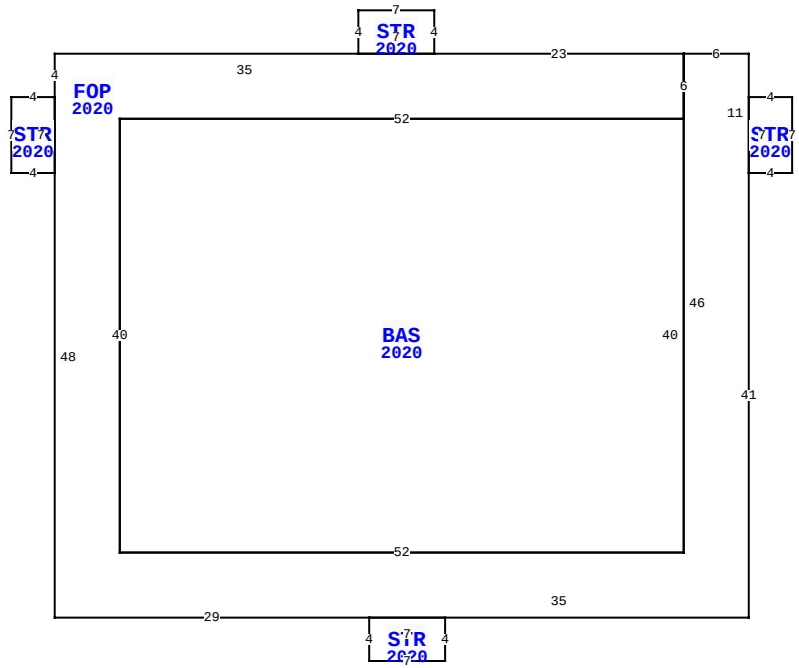
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4060.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,080	100	2,080	285,957
FOP	1,248	30	374	51,418
STR	28	10	3	413
STR	28	10	3	413
STR	28	10	3	413
STR	28	10	3	413
TOTALS	3,440		2,466	339,023

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,466	116.3520	138.17	340,727	2020	2020	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2021 Heated Area: 2080 HX Base Yr 2021



97037 BELL LAGOON RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		352,713
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		64,280
TOTAL MARKET VALUE		416,993
SOH/AGL Deduction		107,095
ASSESSED VALUE		309,898
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		259,898
TOTAL JUST VALUE		416,993
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,083

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C205973	CO ISSUED	0	07/10/2020
B1907737	NEW CONSTR	290,216	10/01/2019
B1911084	GARAGE	38,640	10/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2496/0335	9/09/2021	WD	Q	V	03	12,000
GRANTOR: TAYLOR JAMES L						
GRANTEE: BENNETT JULIE M & J						
2232/1424	10/25/2018	WD	Q	V	01	65,000
GRANTOR: VAUGHN CHARLES I & SH						
GRANTEE: BENNETT JARROD & JU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W52 S40 E52 N40$ FOP=[YR=2020] N6 W23 STR=[YR=2020] N4 W7 S4 E7$ W35 S4 STR=[YR=2020] W4 S7 E4 N7$ S48 E29 STR=[YR=2020] S4 E7 N4 W7$ E35 N41 STR=[YR=2020] E4 N7 W4 S7$ N11 W6 S46 W52 N40 E52$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000115	C	SFR ACRES	100		RS-1	0.00	0.00	1.44	AC		1.00	1.00	0.70	60,000.00	42,000.00	60,480							
2	009530	C	POND	0		RS-1	0.00	0.00	0.75	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,875							
3	009630	C	SWAMP	0			0.00	0.00	3.85	AC		1.00	1.00	1.00	500.00	500.00	1,925							

REVIEW DATE 02/08/2021 BY KW Total Acres: 6.04 Total Land Value: 64,280 Market: 0 Agricultural: 0 Common: 64,280 PRINTED 08/02/2023 BY SYS

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YULEE, FL 32097

2023

43-3N-28-0000-0017-0140

BUILDING CHARACTERISTICS

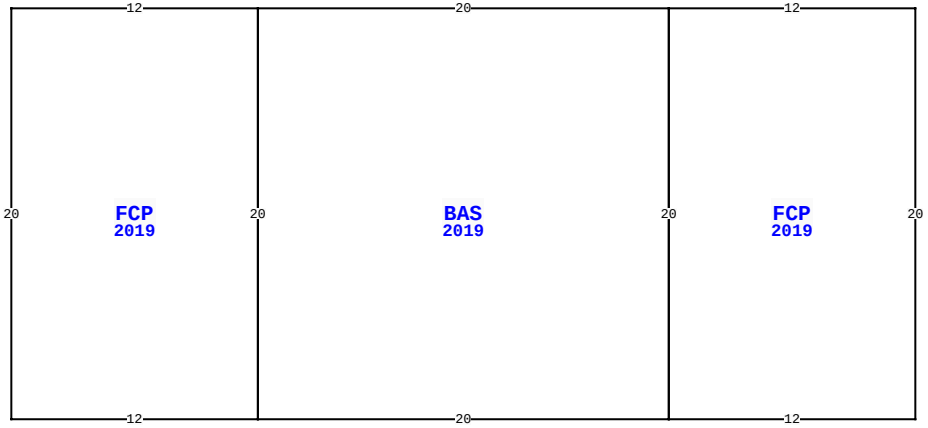
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4060.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	400	10,530
FCP	240	25	60	1,579
FCP	240	25	60	1,579
TOTALS	880		520	13,690

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	11	520	77.5500	27.14	14,113	2019	2019	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2021 Heated Area: 400 HX Base Yr 2021



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GRANTOR: VAUGHN CHARLES I & SH						
GRANTEE: BENNETT JARROD & JU						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2019] W12 BAS=[YR=2019] W20 FCP=[YR=2019] W12 S20 E12 N20$ S20 E20 N20$ S20 E12 N20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/08/2021 BY KW Total Acres: 6.04 Total Land Value: 64,280 Market: 0 Agricultural: 0 Common: 64,280 PRINTED 08/02/2023 BY SYS