LOT 14
BENCHMARK GLEN PB 5/219

MCCOY FETHER & DAVID
97071 BENCHMARK AVE
YULEE, FL 32097

2023

48-3N-28-0130-0014-0000

BUILDING CHARACTERISTICS

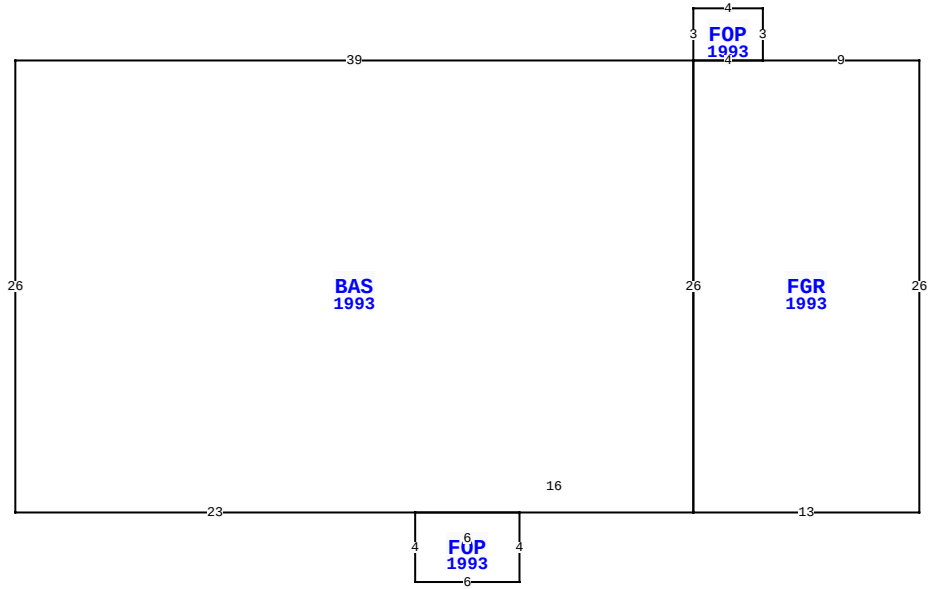
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 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 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,014	100	1,014	96,138
FGR	338	55	186	17,635
FOP	12	30	4	380
FOP	24	30	7	663
TOTALS	1,388		1,211	114,816

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,211	122.8752	110.89	134,288	1993	1993	0	0	0	14.50	85.50

1 SINGLE FAM – 100% - 2011 Heated Area: 1014 HX Base Yr 2011



97071 BENCHMARK AVE, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		114,816
TOTAL MARKET OB/XF VALUE		2,521
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		162,337
SOH/AGL Deduction		73,790
ASSESSED VALUE		88,547
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		33,547
TOTAL JUST VALUE		162,337
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,085

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001435	ADDITION	5,712	02/23/2017
8646	NEW CONSTR	39,000	01/28/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2381/0371	7/20/2020	QC	U	I	11	10,000
GRANTOR: BOERNER FETHER						
GRANTEE: MCCOY FETHER & DAVI						
1674/1882	4/29/2010	WD	U	I	12	74,600
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: BOERNER FETHER						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W9 FOP=[YR=1993] N3 W4 S3 E4 $ W4 BAS=[YR=1993] W39 S26 E23 FOP=[YR=1993] S4 E6 N4 W6$ E16 N26$ S26 E13 N26$.

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	0811	CONCRETE B	0	100	0	0	713.00	SF	5.20	5.20	100	1993	1993	3	68	2,521	

LAND DESCRIPTION

TOTAL OB/XF 2,521

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	SFR	100	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/27/2020 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS