LOT 16
BENCHMARK GLEN PB 5/219

GARBARINI ANGELA A
97102 BENCHMARK AVE
YULEE, FL 32097

2023

48-3N-28-0130-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

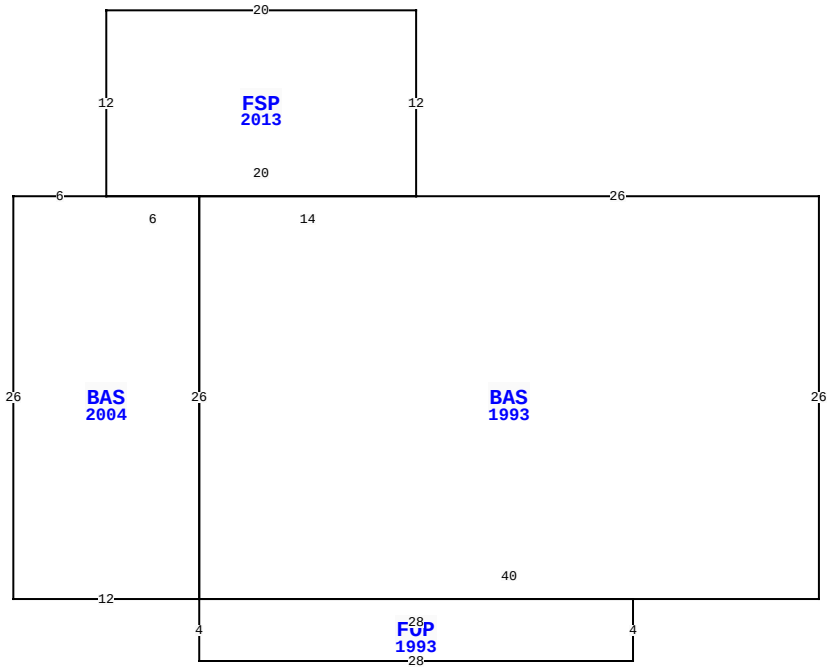
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,040	100	1,040	89,087
BAS	312	100	312	26,726
FOP	112	30	34	2,912
FSP	240	40	96	8,224
TOTALS	1,704		1,482	126,949

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,482	109.7316	99.03	146,762	1993	1995	0	0	0	13.50	86.50

1 SINGLE FAM – 100% - 2003 Heated Area: 1352 HX Base Yr 2003



97102 BENCHMARK AVE, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		126,949
TOTAL MARKET OB/XF VALUE		5,870
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		177,819
SOH/AGL Deduction		82,279
ASSESSED VALUE		95,540
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		45,540
TOTAL JUST VALUE		177,819
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		158,983

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R13062	RE-ROOF	6,000	08/01/2012
8643	NEW CONSTR	44,990	01/28/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2304/0576	7/19/2019	QC	U	I	11	100
GRANTOR: GARBARINI PHILIP M						
GRANTEE: GARBARINI ANGELA A						
2282/0501	6/14/2019	QC	U	I	11	100
GRANTOR: GARBARINI PHILIP M &						
GRANTEE: GARBARINI ANGELA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 FSP=[YR=2013] N12 W20 S12 BAS=[YR=2004] W6 S26 E12 N26 W6$ E20$ W14 S26 FOP=[YR=1993] S4 E28 N4 W28$ E40 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	574.00	SF	5.20	5.20	100	1993	1993	3	68	2,030	
2	0940	SHEDS/PORT	0	100	16	20	320.00	SF	30.00	30.00	100	2008	2008	3	40	3,840	

LAND DESCRIPTION

TOTAL OB/XF 5,870

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 09/19/2018 BY KW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS