

[illegible]

BENTON ELIZABETH W
PO BOX 194
YULEE, FL 32041

2023

51-3N-27-0000-0030-0120

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2		4													
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY															
Exterior Wall		15		CONC BLOCK 100		6500		01		588		58.3000		20.40		11,995		1974		1974		0		0		0		50.00		50.00		VALUATION BY					STANDARD								
Roof Structur		03		GABLE/HIP 100		2		GARAGE RES		- 0%		- 0		Heated Area: 588		HX Base Yr												Tax Group: 4					Tax Dist:												
Roof Cover		01		MINIMUM 100																						BUILDING MARKET VALUE					112,759														
Interior Wall		01		MINIMUM 100																						TOTAL MARKET OB/XF VALUE					20,398														
Interior Floo		03		CONC FINSH 100																						TOTAL LAND VALUE - MARKET					199,200														
Air Condition		01		NONE 100																						TOTAL MARKET VALUE					213,813														
Heating Type		01		NONE 100																						SOH/AGL Deduction					44,992														
Bedrooms				0 100																						ASSESSED VALUE					168,821														
Bathrooms				0 100																						TOTAL EXEMPTION VALUE					0														
Frame		02		WOOD FRAME 100																						BASE TAXABLE VALUE					168,821														
Stories		0		0 100																						TOTAL JUST VALUE					332,357														
Units				0 100																						NCON VALUE					0														
BUD8 Adjustme		04		DIST 01 100																						INCOME VALUE																			
Occupancy		00		NONE 100																						PREVIOUS YEAR MKT VALUE					164,417														
Quality		03		Quality Level 03																																									
DOR CODE		5000		IMPROVED AG																																									
MAP NUM				MKT AREA				04																																					
NEIGHBORHOOD/LOC		4053.00																																											
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																					
BAS		588		100		588		5,998																																					
TOTALS		588				588		5,998																																					
EXTRA FEATURES										86101 WILLIAMS AVE, YULEE										BLD DATE		03/10/2011		KK		LGL DATE		05/05/2013		MF															
																				XF DATE						LAND DATE																			
																				INC DATE						AG DATE																			
L	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																								