LOT 142
LIGHTHOUSE POINTE #2 PB 7/145

BENGE LAURA & BROOK
28792 VIEUX CARRE
YULEE, FL 32097

2024

41-3N-28-1250-0142-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Quality	05	Quality Level 05

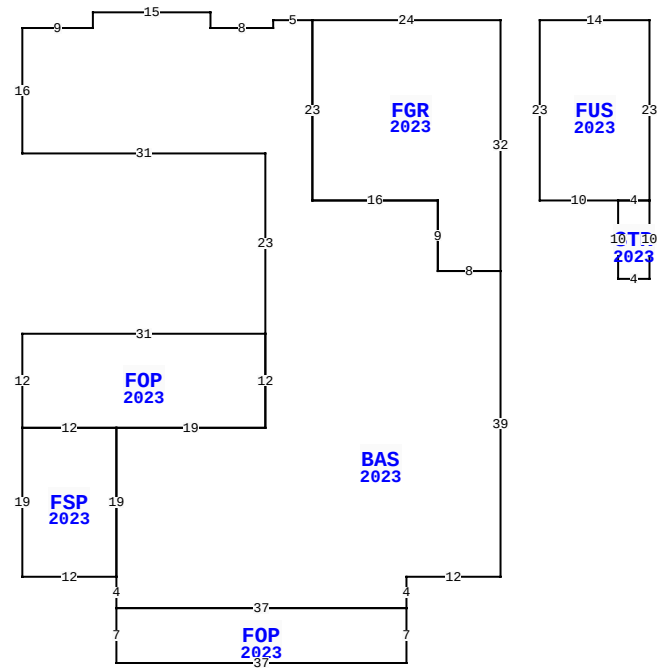
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4034.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,540	100	2,540	420,649
FGR	624	55	343	56,804
FOP	259	30	78	12,918
FOP	372	30	112	18,548
FSP	228	40	91	15,071
FUS	322	100	322	53,326
STR	40	10	4	662
TOTALS	4,385		3,490	577,979

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,490	110.4092	165.61	577,979	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 2862 HX Base Yr 2024



28792 VIEUX CARRE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		577,979
TOTAL MARKET OB/XF VALUE		17,670
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		695,649
SOH/AGL Deduction		0
ASSESSED VALUE		695,649
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		645,649
TOTAL JUST VALUE		695,649
NCON VALUE		595,649
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001034	NEW CONSTR	351,650	02/06/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2459/1042	5/06/2021	WD	Q	V	01	130,000
GRANTOR: CARLETTA ROSS & MARIA						
GRANTEE: BENGE LAURA & BROOK						
1371/0538	12/02/2005	WD	U	V		315,000
GRANTOR: AMELIA ISLAND VENTURE						
GRANTEE: CARLETTA ROSS & MAR						

BUILDING NOTES

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	0502	FP-CUSTOM	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2023	2023		100	10,000	
2	0855	CONC PAVER	0	100	0	0	636.00	SF	10.00	10.00	100	2023	2023		100	6,360	
3	0855	CONC PAVER	0	100	0	0	91.00	SF	10.00	10.00	100	2023	2023		100	910	
4	0855	CONC PAVER	0	100	5	8	40.00	SF	10.00	10.00	100	2023	2023		100	400	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=81,10] W5 S1 W8 N2 W15 S2 W9 S16 E31 S23 S12 W19 S19 S4 E37 N4 E12 N39 W8 N9 W16 N23 $
FGR=[YR=2023;ORIG=81,10] S23 E16 S9 E8 N32 W24 $
FOP=[YR=2023;ORIG=44,50] E31 S12 W19 W12 N12 $
FUS=[YR=2023;ORIG=110,10] E14 S23 W4 W10 N23 $
FOP=[YR=2023;ORIG=56,85] E37 S7 W37 N7 $
FSP=[YR=2023;ORIG=44,62] S19 E12 N19 W12 $
STR=[YR=2023;ORIG=124,33] W4 S10 E4 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 17,670

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	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 07/10/2023 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS