

LOT 1
OR 1216/419
YULEE FARMS #2 R/P LOTS 7 & 8

BENTON JAMES S/BENTON EVERETTE D
P O BOX 1571
YULEE, FL 32041-1571

2024

42-2N-27-4560-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

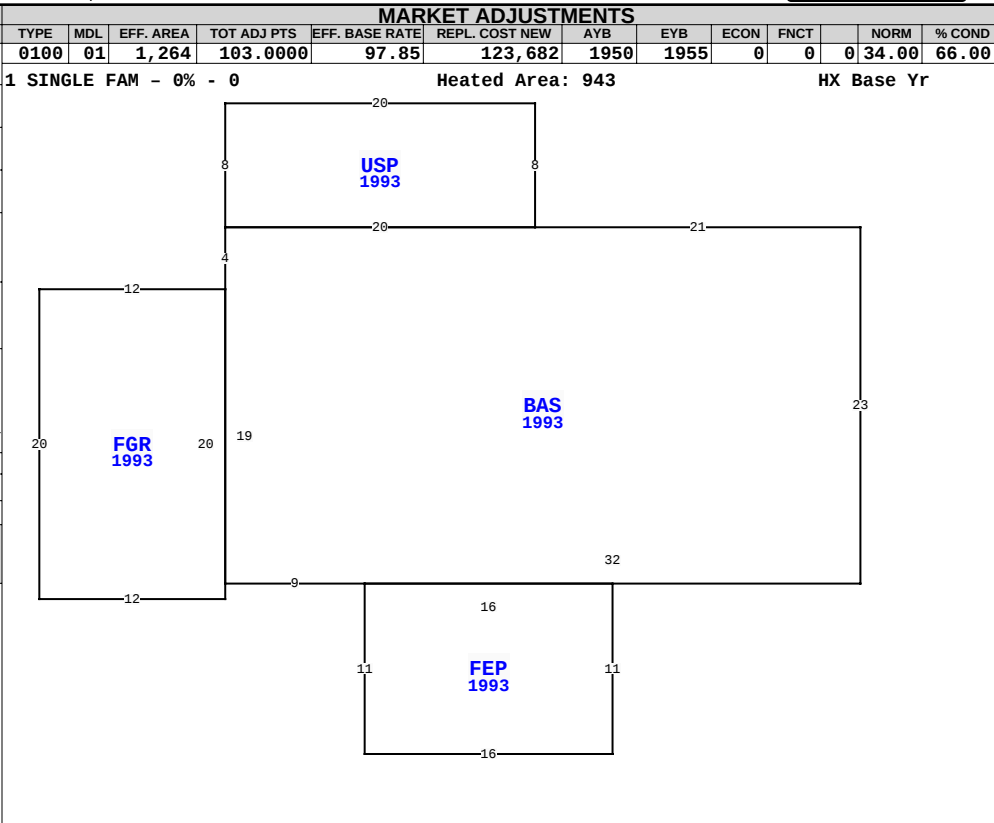
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	943	100	943	60,900
FEP	176	80	141	9,106
FGR	240	55	132	8,525
USP	160	30	48	3,100

TOTALS	1,519		1,264	81,630
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	0	534.00	SF	6.50	6.50	100	1985

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0		RM	135.00	200.00	1.00	LT	1.00

REVIEW DATE 08/23/2021 BY NWA



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

TOTAL OB/XF											
1,631											

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	81,630		
TOTAL MARKET OB/XF VALUE	1,631		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	133,261		
SOH/AGL Deduction	18,368		
ASSESSED VALUE	114,893		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	114,893		
TOTAL JUST VALUE	133,261		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	129,856		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6486	CHNGE SRVC	2,800	02/13/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1216/0419	3/18/2004	WD U	I	01		100	
GRANTOR: BENTON ETHEL C L/E							
GRANTEE: BENTON JAMES S ETAL							
0066/0251	1/01/1966	TA Q	I			7,300	
GRANTOR:							
GRANTEE:							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=1993] W21 USP=[YR=1993] N8 W20 S8 E20\$ W20S4							
FGR=[YR=1993] W12 S20 E12 N20\$ S19 E9 FEP=[YR=1993] S11 E16							
N11 W16\$ E32 N23\$.							

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

Common: 50,000 PRINTED 08/06/2024 BY SYS