PT OF JOHN LOWE GRANT
IN OR 2232/1424 & OR 2496/335
(EX 17-11 17-12 & 17-14)

BENNETT JARROD & JULIE
97037 BELL LAGOON ROAD
YULEE, FL 32097

**2024**

**43-3N-28-0000-0017-0140**

## BUILDING CHARACTERISTICS

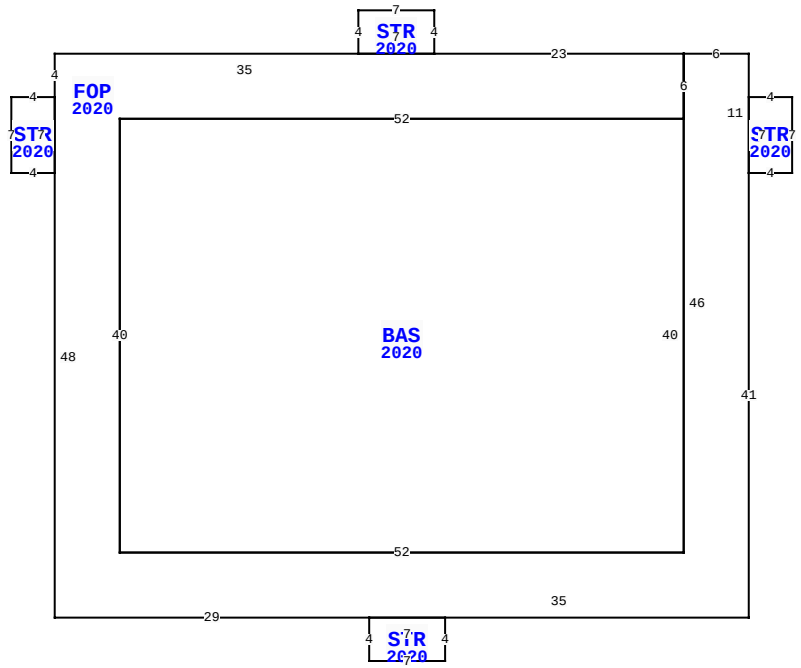
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 13 | STAND SEAM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4060.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,080 | 100 | 2,080 | 359,392 |
| FOP | 1,248 | 30 | 374 | 64,621 |
| STR | 28 | 10 | 3 | 519 |
| STR | 28 | 10 | 3 | 519 |
| STR | 28 | 10 | 3 | 519 |
| STR | 28 | 10 | 3 | 519 |
| TOTALS | 3,440 | | 2,466 | 426,087 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,466 | 116.3520 | 174.53 | 430,391 | 2020 | 2020 | 0 | 0 | 0 | 1.00 | 99.00 |

1 SFR CUST – 100% - 2021 Heated Area: 2080 HX Base Yr 2021




97037 BELL LAGOON RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 439,635 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 119,000 |
| TOTAL MARKET VALUE | | 558,635 |
| SOH/AGL Deduction | | 239,440 |
| ASSESSED VALUE | | 319,195 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 269,195 |
| TOTAL JUST VALUE | | 558,635 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 416,993 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C205973 | CO ISSUED | 0 | 07/10/2020 |
| B1907737 | NEW CONSTR | 290,216 | 10/01/2019 |
| B1911084 | GARAGE | 38,640 | 10/01/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2496/0335 | 9/09/2021 | WD | Q | V | 03 | 12,000 |
| GRANTOR: TAYLOR JAMES L | | | | | | |
| GRANTEE: BENNETT JULIE M & J | | | | | | |
| 2232/1424 | 10/25/2018 | WD | Q | V | 01 | 65,000 |
| GRANTOR: VAUGHN CHARLES I & SH | | | | | | |
| GRANTEE: BENNETT JARROD & JU | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2020] W52 S40 E52 N40$ FOP=[YR=2020] N6 W23 STR=[YR=2020] N4 W7 S4 E7$ W35 S4 STR=[YR=2020] W4 S7 E4 N7$ S48 E29 STR=[YR=2020] S4 E7 N4 W7$ E35 N41 STR=[YR=2020] E4 N7 W4 S7$ N11 W6 S46 W52 N40 E52$ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 000115 | C | SFR ACRES | 100 | | RSF-1 | 0.00 | 0.00 | 1.44 | AC | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 115,200 | | | | | | | |
| 2 | 009530 | C | POND | 100 | | RSF-1 | 0.00 | 0.00 | 0.75 | AC | | 1.00 | 1.00 | 1.00 | 2,500.00 | 2,500.00 | 1,875 | | | | | | | |
| 3 | 009630 | C | SWAMP | 100 | | RSF-1 | 0.00 | 0.00 | 3.85 | AC | | 1.00 | 1.00 | 1.00 | 500.00 | 500.00 | 1,925 | | | | | | | |

REVIEW DATE 02/08/2021 BY KW Total Acres: 6.04 Total Land Value: 119,000 Market: 0 Agricultural: 0 Common: 119,000 PRINTED 08/06/2024 BY SYS

PT OF JOHN LOWE GRANT
IN OR 2232/1424 & OR 2496/335
(EX 17-11 17-12 & 17-14)

BENNETT JARROD & JULIE
97037 BELL LAGOON ROAD
YULEE, FL 32097

**2024**

**43-3N-28-0000-0017-0140**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 07 | NONE 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 05 | STEEL 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 06 | Quality Level 06 |

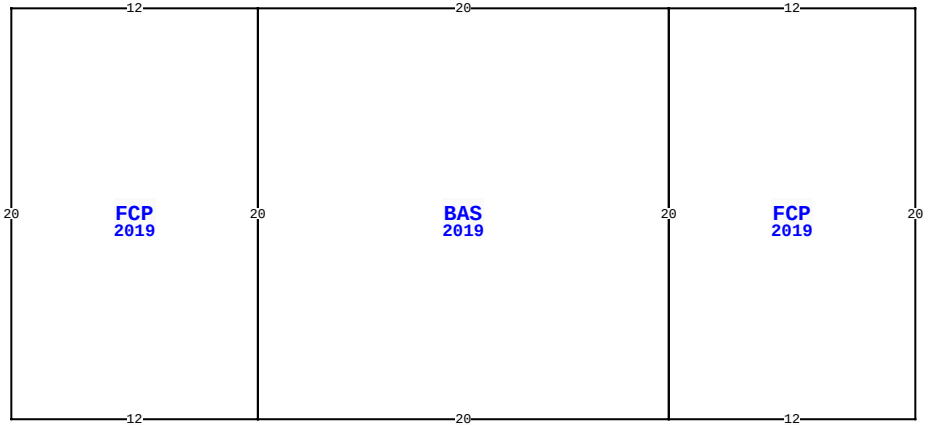
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4060.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 400 | 100 | 400 | 10,422 |
| FCP | 240 | 25 | 60 | 1,563 |
| FCP | 240 | 25 | 60 | 1,563 |
| TOTALS | 880 | | 520 | 13,548 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 11 | 520 | 77.5500 | 27.14 | 14,113 | 2019 | 2019 | 0 | 0 | 0 | 4.00 | 96.00 |

2 GARAGE RES – 100% - 2021 Heated Area: 400 HX Base Yr 2021




97037 BELL LAGOON RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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| ASSESSED VALUE | | 319,195 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 269,195 |
| TOTAL JUST VALUE | | 558,635 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 416,993 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2496/0335 | 9/09/2021 | WD | Q | V | 03 | 12,000 |
| GRANTOR: TAYLOR JAMES L | | | | | | |
| GRANTEE: BENNETT JULIE M & J | | | | | | |
| 2232/1424 | 10/25/2018 | WD | Q | V | 01 | 65,000 |
| GRANTOR: VAUGHN CHARLES I & SH | | | | | | |
| GRANTEE: BENNETT JARROD & JU | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FCP=[YR=2019] W12 BAS=[YR=2019] W20 FCP=[YR=2019] W12 S20 E12 N20$ S20 E20 N20$ S20 E12 N20$.

## EXTRA FEATURES

| L N | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 02/08/2021 BY KW Total Acres: 6.04 Total Land Value: 119,000 Market: 0 Agricultural: 0 Common: 119,000 PRINTED 08/06/2024 BY SYS