

VOLLMER BENJAMIN & BETHANY
97182 LAFFITES WAY
YULEE, FL 32097

43-3N-28-509C-0003-0000

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

19

COMMON BRK 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

14

CARPET 100

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

1.5 100

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

4032.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,107

100

1,107

48,234

FGR

324

55

178

7,756

FOP

64

30

19

828

PTO

288

5

14

610

TOTALS

1,783

1,318

57,427

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

1

0681

POLE SHED

0

0

43

24

1,032.00

SF

15.00

1989

1989

3

20

3,096

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R

D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

0

RSF-1

0.00

0.00

1.00

LT

1.00

1.00

1.00

100,000.00

100,000.00

100,000

REVIEW DATE

02/15/2022

BY

DJ

Total Acres:

0.00

Total Land Value:

100,000

Market:

0

Agricultural:

0

Common:

100,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

AP

NORM

% COND

0100

01

1,318

131.0400

124.49

164,078

1973

1973

0

0

30

35.00

35.00

1 SINGLE FAM - 0% - 0

Heated Area: 1107

HX Base Yr

24

12

12

24

27

12

12

27

22

19

4

4

16

FOP

1993

16

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

06/16/2023

MLU

TOTAL OB/XF

3,096

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

57,427

3,096

100,000

160,523

30,713

129,810

0

129,810

160,523

0

158,429

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2423/0786

1/06/2021

WD

U

I

37

85,000

GRANTOR: BENNETT WILLIAM IRB

GRANTEE: VOLLMER BENJAMIN &

1514/1854

7/25/2007

WD

U

I

06

100

GRANTOR: BENNETT CANDACE N

GRANTEE: BENNETT WILLIAM IRB

BUILDING NOTES

BUILDING DIMENSIONS

PT0=[YR=1993] W24 S12 BAS=[YR=1993] W29 S27 E22 FOP=[YR=1993] S4 E16 N4 W16\$ E19 FGR=[YR=1993] E12N27 W12 S27\$ N27 W12\$ E24 N12\$.