

MUISE LISA
97033 BENCHMARK AVE
YULEE, FL 32097

43-3N-28-5100-0005-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT										NORM % COND									
Exterior Wall 05 AVERAGE 100										0100 01 1,857 129.3600 122.89 228,207 2005 2005 0 0 8.50 91.50										VALUATION BY STANDARD									
Roof Structure 03 GABLE/HIP 100										1 SINGLE FAM - 100% - 2006 Heated Area: 1556 HX Base Yr 2006										Tax Group: 4 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																				BUILDING MARKET VALUE 208,809									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 77,892									
Interior Floor 11 CLAY TILE 100																				TOTAL LAND VALUE - MARKET 75,000									
Air Condition 03 CENTRAL 100																				TOTAL MARKET VALUE 361,701									
Heating Type 04 AIR DUCTED 100																				SOH/AGL Deduction 164,209									
Bedrooms 3 100																				ASSESSED VALUE 197,492									
Bathrooms 2 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Frame 02 WOOD FRAME 100																				BASE TAXABLE VALUE 147,492									
Stories 1. 1. 100																				TOTAL JUST VALUE 361,701									
Units 0 100																				NCON VALUE 0									
BUD8 Adjustme 04 DIST 01 100																				INCOME VALUE									
Occupancy 00 NONE 100																				PREVIOUS YEAR MKT VALUE 339,007									
Quality 05 Quality Level 05																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				B2001561 SCR N ENCL SRE 12,002 02/20/2020									
MAP NUM MKT AREA 04																				B1913074 SWIM POOL 50,928 12/31/2019									
NEIGHBORHOOD/LOC 4031.00																				B13470 NEW CONSTR 0 01/01/2005									
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																				981408 REPAIR/RRF 0 11/01/1998									
BAS 1,556 100 1,556 174,964																													
FGR 400 55 220 24,738																													
FOP 75 30 22 2,474																													
FOP 196 30 59 6,635																													
TOTALS 2,227 1,857 208,809																													
EXTRA FEATURES										97033 BENCHMARK AVE, YULEE										BLD DATE LGL DATE									
																				XF DATE LAND DATE									
																				INC DATE AG DATE									
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										04/22/2024 MLU																			
1 0812 CONCRETE C 0 100 0 0 1,311.00 SF 4.00 4.00 100 2005 2005 3 86 4,510																													
2 0911 SCR N RM A 0 100 0 0 1,419.00 SF 17.50 17.50 100 2020 2020 3 90 22,349																													
3 0861 POOL GUNIT 0 100 0 0 504.00 SF 85.00 85.00 100 2020 2020 3 93 39,841																													
4 0855 CONC PAVER 0 100 0 0 935.00 SF 10.00 10.00 100 2020 2020 3 99 9,257																													
5 0855 CONC PAVER 0 100 20 9 180.00 SF 10.00 10.00 100 2020 2020 3 99 1,782																													
6 1134 LANDSCP BL 0 100 34 0 51.00 SF 3.00 3.00 100 2020 2020 3 100 153																													
LAND DESCRIPTION										TOTAL OB/XF 77,892																			
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																													
1 000100 C SFR 100 RSF-1 0.00 0.00 1.00 LT 1.00 1.00 1.00 75,000.00 75,000.00 75,000																													
REVIEW DATE 10/08/2020 BY KW Total Acres: 0.50 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS																													