LOT 13
BENCHMARK GLEN PB 5/219

CASTILLO DINORA GUADALUPE
4818 NORTHWEST 4TH ST
MIAMI, FL 33126

2024

48-3N-28-0130-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

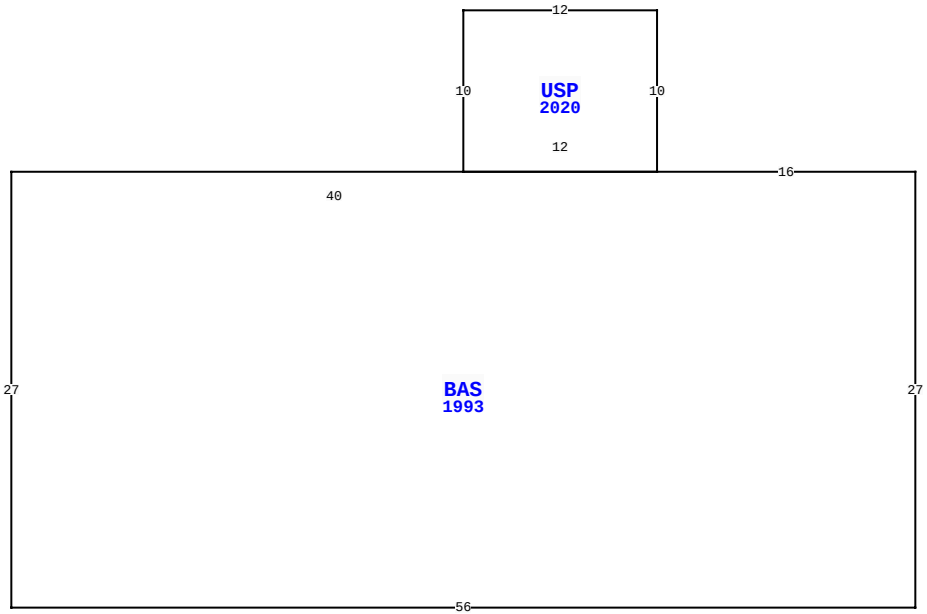
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	111,221
USP	120	30	36	2,648
TOTALS	1,632		1,548	113,869

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,548	109.1400	87.31	135,156	1989	1989	0	0	0	15.75	84.25

1 SFR MODULR – 0% - 2024 Heated Area: 1512 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2024 MLU
INC DATE		AG DATE	

97119 DIAMOND ST, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	113,869
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	188,869
SOH/AGL Deduction	0
ASSESSED VALUE	188,869
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	188,869
TOTAL JUST VALUE	188,869
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	152,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1225558	NEW CONSTR	0	10/31/2012
5572	NEW CONSTR	37,795	03/13/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2685/697	12/13/2023	WD	Q	I	01	197,000
GRANTOR: MOSER LISA						
GRANTEE: CASTILLO DINORA GUA						
2685/695	11/15/2023	FJ	U	I	11	0
GRANTOR: MOSER ADAM S EST						
GRANTEE: MOSER LISA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 USP=[YR=2020] N10 W12 S10 E12$ W40 S27 E56 N27$.

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
1	000100	C	SFR	0	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS