LOT 15
BENCHMARK GLEN PB 5/219

HENDERSON SARAH E
97076 BENCHMARK AVENUE
YULEE, FL 32097

2024

48-3N-28-0130-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

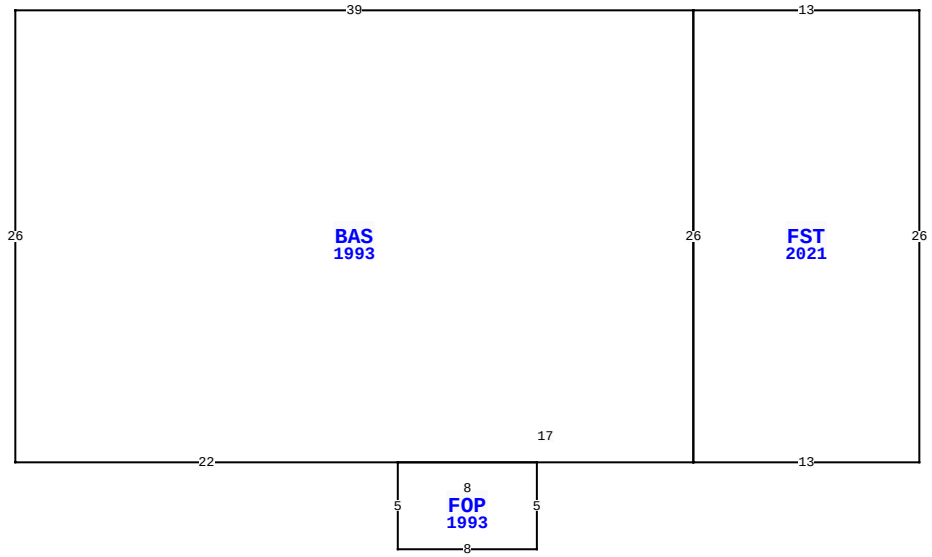
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,014	100	1,014	116,902
FOP	40	30	12	1,383
FST	338	55	186	21,443
TOTALS	1,392		1,212	139,729

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,212	133.3586	126.69	153,548	1992	2005	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1014 HX Base Yr 2020



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

97076 BENCHMARK AVE, YULEE

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
1	0811	CONCRETE B	0	100	0	0	680.00	SF	5.20	5.20	100	1992	1992	3	64	2,263	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		139,729
TOTAL MARKET OB/XF VALUE		2,263
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		216,992
SOH/AGL Deduction		78,494
ASSESSED VALUE		138,498
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		88,498
TOTAL JUST VALUE		216,992
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1615310	REPAIR/RRF	5,700	09/13/2016
8055	NEW CONSTR	42,190	05/04/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2274/0721	5/13/2019	WD	Q	I	01	173,000
GRANTOR: CRANK TERRY E & BARBA						
GRANTEE: HENDERSON SARAH E						
1724/0974	2/10/2011	WD	U	I	11	73,900
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: CRANK TERRY E & BAR						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2021] W13 BAS=[YR=1993] W39 S26 E22 FOP=[YR=1993] S5 E8 N5 W8 $ E17 N26 $ S26 E13 N26 $.

LAND DESCRIPTION

TOTAL OB/XF 2,263

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	000100	C	SFR	100	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 10/15/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS