LOT 16
BENCHMARK GLEN PB 5/219

GARBARINI ANGELA A
97102 BENCHMARK AVE
YULEE, FL 32097

**2024**

**48-3N-28-0130-0016-0000**

## 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 | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |

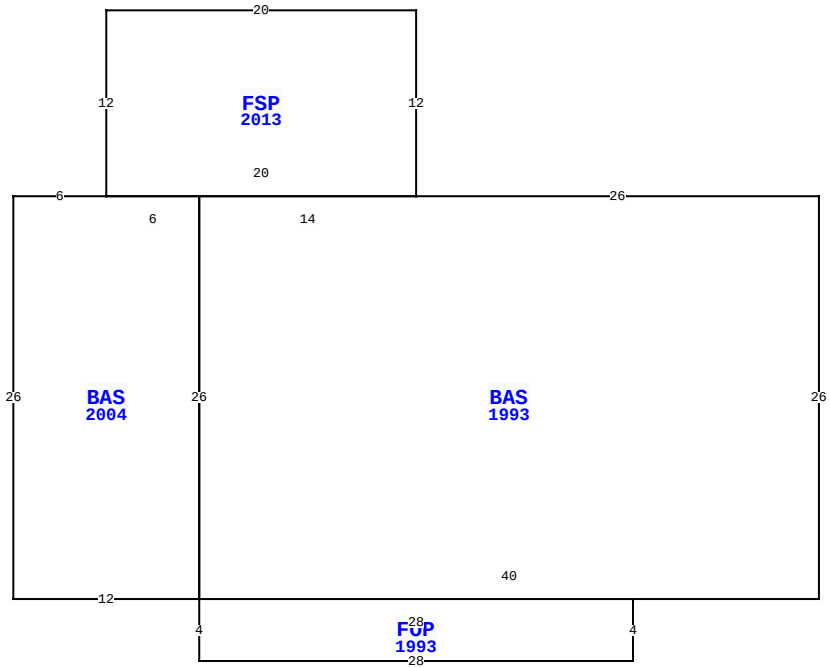
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4031.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,040 | 100 | 1,040 | 93,241 |
| BAS | 312 | 100 | 312 | 27,972 |
| FOP | 112 | 30 | 34 | 3,049 |
| FSP | 240 | 40 | 96 | 8,607 |
| TOTALS | 1,704 | | 1,482 | 132,868 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,482 | 109.7316 | 104.25 | 154,498 | 1993 | 1995 | 0 | 0 | 0 | 14.00 | 86.00 |

1 SINGLE FAM – 100% - 2003 Heated Area: 1352 HX Base Yr 2003




97102 BENCHMARK AVE, YULEE

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 132,868 |
| TOTAL MARKET OB/XF VALUE | | 5,330 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 213,198 |
| SOH/AGL Deduction | | 114,792 |
| ASSESSED VALUE | | 98,406 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 48,406 |
| TOTAL JUST VALUE | | 213,198 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 177,819 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R13062 | RE-ROOF | 6,000 | 08/01/2012 |
| 8643 | NEW CONSTR | 44,990 | 01/28/1993 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2304/0576 | 7/19/2019 | QC | U | I | 11 | 100 |
| GRANTOR: GARBARINI PHILIP M | | | | | | |
| GRANTEE: GARBARINI ANGELA A | | | | | | |
| 2282/0501 | 6/14/2019 | QC | U | I | 11 | 100 |
| GRANTOR: GARBARINI PHILIP M & | | | | | | |
| GRANTEE: GARBARINI ANGELA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W26 FSP=[YR=2013] N12 W20 S12 BAS=[YR=2004] W6 S26 E12 N26 W6$ E20$ W14 S26 FOP=[YR=1993] S4 E28 N4 W28$ E40 N26$.

## 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 | 574.00 | SF | 5.20 | 5.20 | 100 | 1993 | 1993 | 3 | 66 | 1,970 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 16 | 20 | 320.00 | SF | 30.00 | 30.00 | 100 | 2008 | 2008 | 3 | 35 | 3,360 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,330

| 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 02/23/2024 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS