LOT 13
G A PRINCE SURVEY OR 15/534

BENJAMIN CYNTHIA L
96466 MT ZION LOOP
YULEE, FL 32097

2025

24-2N-28-4940-0013-0000

BUILDING CHARACTERISTICS

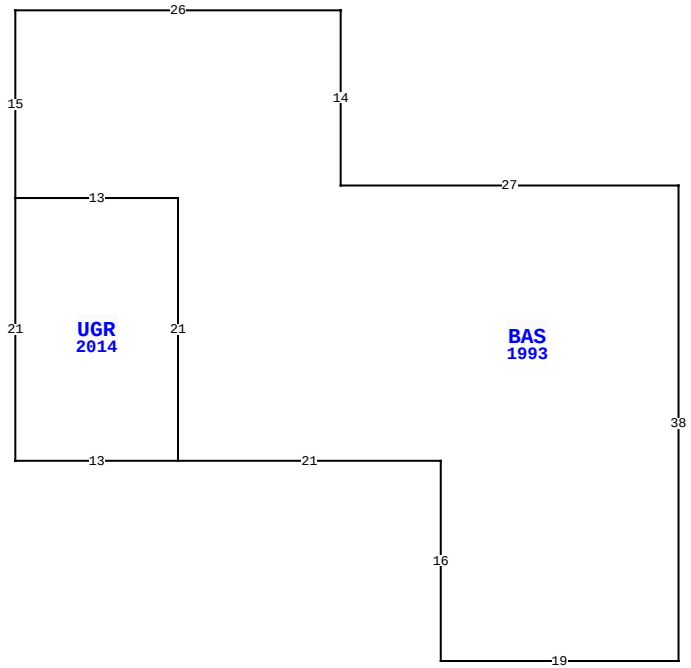
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	4025.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,561	100	1993	1,561	85,967
UGR	273	45	2014	123	6,774
TOTALS	1,834			1,684	92,741

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,684	117.0000	117.00	197,028	1967	1967	0	0	15	37.93	47.07

1 SINGLE FAM – 100% - 2010 Heated Area: 1561 HX Base Yr 2010



96466 MT ZION LOOP, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		92,741
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		16,575
TOTAL MARKET VALUE		109,316
SOH/AGL Deduction		37,935
ASSESSED VALUE		71,381
TOTAL EXEMPTION VALUE	HX HB	46,381
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		109,316
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 0269	REPAIR/RRF	3,600	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2295/1453	8/06/2019	QC	U	I	11	100
GRANTOR: ROBERTS GARY						
GRANTEE: BENJAMIN CYNTHIA L						
2264/1404	3/22/2019	QC	U	V	11	100
GRANTOR: DEMPS OSTEAN JR & MIL						
GRANTEE: ROBERTS GARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 N14 W26 S15 UGR=[YR=2014] S21 E13 N21 W13 $ E13 S21 E21 S16 E19 N38 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	RES	100		RM	50.00	113.00	0.13	AC		1.00	1.00	1.50	85,000.00	127,500.00	16,575							

REVIEW DATE 07/17/2019 BY KW Total Acres: 0.13 Total Land Value: 16,575 Market: 0 Agricultural: 0 Common: 16,575 PRINTED 07/30/2025 BY SYS