LOT 142
LIGHTHOUSE POINTE #2 PB 7/145

BENGE LAURA & BROOK
28792 VIEUX CARRE
YULEE, FL 32097

2025

41-3N-28-1250-0142-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Quality	05	Quality Level 05

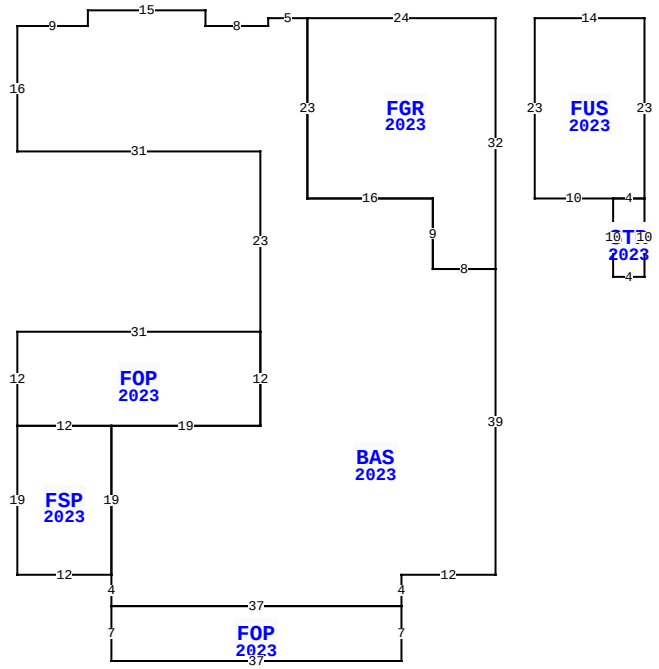
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4034.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,540	100	2023	2,540	443,103
FGR	624	55	2023	343	59,836
FOP	259	30	2023	78	13,607
FOP	372	30	2023	112	19,538
FSP	228	40	2023	91	15,875
FUS	322	100	2023	322	56,173
STR	40	10	2023	4	698
TOTALS	4,385			3,490	608,830

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,490	110.4092	174.45	608,830	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 2862 HX Base Yr 2024



28792 VIEUX CARRE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2024 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		608,830
TOTAL MARKET OB/XF VALUE		17,670
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		726,500
SOH/AGL Deduction		10,677
ASSESSED VALUE		715,823
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		665,101
TOTAL JUST VALUE		726,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		695,649

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001034	NEW CONSTR	351,650	02/06/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2459/1042	5/06/2021	WD	Q	V	01	130,000
GRANTOR: CARLETTA ROSS & MARIA						
GRANTEE: BENGE LAURA & BROOK						
1371/0538	12/02/2005	WD	U	V		315,000
GRANTOR: AMELIA ISLAND VENTURE						
GRANTEE: CARLETTA ROSS & MAR						

BUILDING NOTES

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	0502	FP-CUSTOM	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2023	2023		100	10,000	
2	0855	CONC PAVER	0	100	0	0	636.00	SF	10.00	10.00	100	2023	2023		100	6,360	
3	0855	CONC PAVER	0	100	0	0	91.00	SF	10.00	10.00	100	2023	2023		100	910	
4	0855	CONC PAVER	0	100	5	8	40.00	SF	10.00	10.00	100	2023	2023		100	400	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=81,10] W5 S1 W8 N2 W15 S2 W9 S16 E31 S23
S12 W19 S19 S4 E37 N4 E12 N39 W8 N9 W16 N23 $
FGR=[YR=2023;ORIG=81,10] S23 E16 S9 E8 N32 W24 $
FOP=[YR=2023;ORIG=44,50] E31 S12 W19 W12 N12 $
FUS=[YR=2023;ORIG=110,10] E14 S23 W4 W10 N23 $
FOP=[YR=2023;ORIG=56,85] E37 S7 W37 N7 $
FSP=[YR=2023;ORIG=44,62] S19 E12 N19 W12 $
STR=[YR=2023;ORIG=124,33] W4 S10 E4 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 17,670

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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 07/10/2023 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS