

BEMBENEK DAVID
86051 VENETIAN AV
YULEE, FL 32097

42-2N-27-4371-0070-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

16

Exterior Wall

05

Roof Structur

03

Roof Cover

03

Interior Wall

05

Interior Floo

14

Interior Floo

08

Air Condition

03

Heating Type

04

Bedrooms

4

Bathrooms

2.5

Frame Stories

02

Units

2.

Occupancy

00

Quality

06

DOR CODE

0100

MAP NUM

NEIGHBORHOOD/LOC

4071.00

TOTALS

3,117

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

1

0810

CONCRETE A

0100

0

0

485.00

SF

6.50

6.50

100

2007

2007

3

87

2,743

2

0810

CONCRETE A

0100

28

3

84.00

SF

6.50

6.50

100

2007

2007

3

87

475

LAND DESCRIPTION

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

RES

100

PUD

0.00

0.00

1.00

LT

1.00

1.00

1.00

50,000.00

50,000.00

50,000

REVIEW DATE

11/19/2019

BY

TWA

Total Acres:

0.00

Total Land Value:

50,000

Market:

0

Agricultural:

0

Common:

50,000

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

2,685

117.9072

117.91

316,588

2007

2007

0

0

8.30

91.70

1 SINGLE FAM - 100% - 2025

Heated Area: 2327

HX Base Yr 2025

FOP 2007

BAS 2007

FUS 2007

FGR 2008

BLD DATE

XF DATE

INC DATE

05/17/2022

NW

LGL DATE

LAND DATE

AG DATE

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1815/0803

9/14/2012

WD

Q

I

01

167,000

GRANTOR: MAGNOLIA HOMES INC

GRANTEE: BEMBENEK DAVID

1485/0360

3/14/2007

WD

U

V

19

48,000

GRANTOR: ONE AND THREE ACQUISI

GRANTEE: MAGNOLIA HOMES INC

BUILDING NOTES

FOP=[YR=2007] W27 BAS=[YR=2007] W13 S38 E12 FOP=[YR=2007] S6 E6 FGR=[YR=2008] S11 E22 N22 W22 S11\$ N6 W6\$ E6 N5 E22 N23 W27 N10\$ S10 E27 N10\$ PTR=E15 FUS=[YR=2007] E13 S10 E27 S28 W21 N13 W3 S5 W3 S8 W13 N38\$ W15\$.

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4