LOT 1
OR 1216/419
YULEE FARMS #2 R/P LOTS 7 & 8

BENTON JAMES S/BENTON EVERETTE D
P O BOX 1571
YULEE, FL 32041-1571

2025

42-2N-27-4560-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

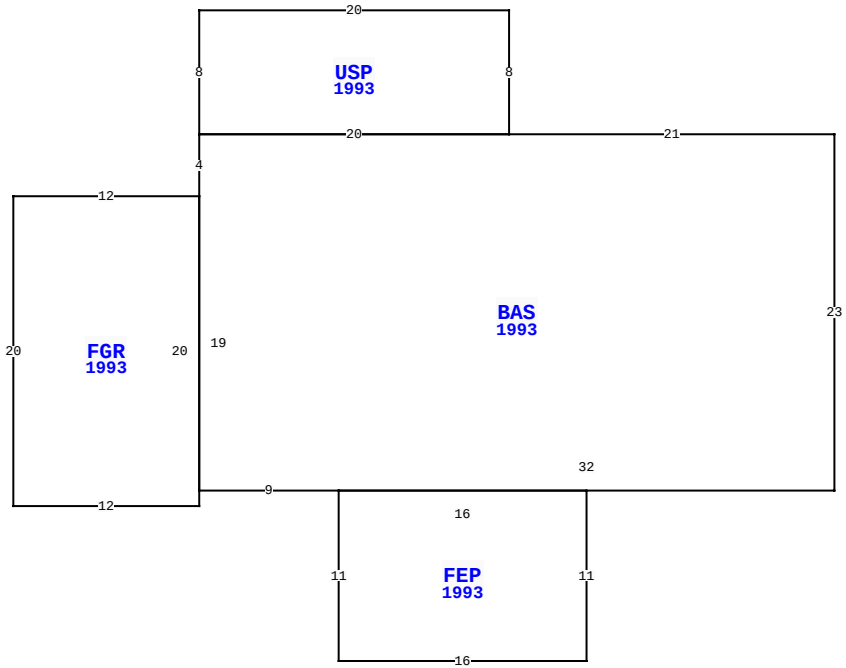
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	943	100	1993	943	76,266
FEP	176	80	1993	141	11,404
FGR	240	55	1993	132	10,676
USP	160	30	1993	48	3,882
TOTALS	1,519			1,264	102,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,264	107.1200	107.12	135,400	1950	1975	0	0	0	24.50	75.50

1 SINGLE FAM – 0% - 0 Heated Area: 943 HX Base Yr



85046 HARTS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	102,227
TOTAL MARKET OB/XF VALUE	1,527
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	163,754
SOH/AGL Deduction	37,372
ASSESSED VALUE	126,382
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	126,382
TOTAL JUST VALUE	163,754
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6486	CHNGE SRVC	2,800	02/13/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1216/0419	3/18/2004	WD	Q	I	01	100
GRANTOR: BENTON ETHEL C L/E						
GRANTEE: BENTON JAMES S ETAL						
0066/0251	1/01/1966	TA	Q	I		7,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 USP=[YR=1993] N8 W20 S8 E20$ W20S4
FGR=[YR=1993] W12 S20 E12 N20$ S19 E9 FEP=[YR=1993] S11 E16
N11 W16$ E32 N23$.

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	0810	CONCRETE A	0	0	0	0	534.00	SF	6.50	6.50	100	1985	1985	3	44	1,527	

LAND DESCRIPTION

TOTAL OB/XF 1,527

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	0		RM	135.00	200.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 08/23/2021 BY NWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS