

LOT 5 (EX S-1)
IN OR 1311/1841
CHESTER MEADOWS UNIT 1 UNR

MUISE LISA
97033 BENCHMARK AVE
YULEE, FL 32097

2025

43-3N-28-5100-0005-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY									
CONSTRUCTION						VALUATION SUMMARY													PAGE 1 of 1									
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND													
Exterior Wall	05	AVERAGE 100	0900	01	1,857	105.8400	139.71	259,441	2005	2005	0	0	0	9.25	90.75													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2006														Heated Area: 1556											
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2006											
Interior Wall	05	DRYWALL 100																										
Interior Floo	11	CLAY TILE 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			01	Quality Level 01																								
DOR CODE			0100	SINGLE FAMILY																								
MAP NUM				MKT AREA 04																								
NEIGHBORHOOD/LOC			4031.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																							
BAS	1,556	100	2005	1,556	197,281																							
FGR	400	55	2005	220	27,893																							
FOP	75	30	2005	22	2,790																							
FOP	196	30	2005	59	7,481																							
TOTALS			2,227		1,857	235,443																						
EXTRA FEATURES						97033 BENCHMARK AVE, YULEE																						
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	0812	CONCRETE C	0	100	0	0	1,311.00	SF	4.00	4.00	100	2005	2005	3	84	4,405												
2	0911	SCRN RM A	0	100	0	0	1,419.00	SF	17.50	17.50	100	2020	2020	3	86	21,356												
3	0861	POOL GUNIT	0	100	0	0	504.00	SF	85.00	85.00	100	2020	2020	3	90	38,556												
4	0855	CONC PAVER	0	100	0	0	935.00	SF	10.00	10.00	100	2020	2020	3	98	9,163												
5	0855	CONC PAVER	0	100	20	9	180.00	SF	10.00	10.00	100	2020	2020	3	98	1,764												
6	1134	LANDSCP BL	0	100	34	0	51.00	SF	3.00	3.00	100	2020	2020	3	99	151												
TOTAL OB/XF 75,395																												
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE											
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000											
REVIEW DATE 10/08/2020 BY KW Total Acres: 0.50 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS																												