PT JOHN BELLANY GRANT
SEC 44-3N-26E IN OR 2752/1655
(EX UTIL ESMT IN OR 1392/143)

BENNETT JENNIFER K & LARRY EDWARD
153057 CR 108
YULEE, FL 32097

2025

44-3N-26-0000-0003-0000

BUILDING CHARACTERISTICS

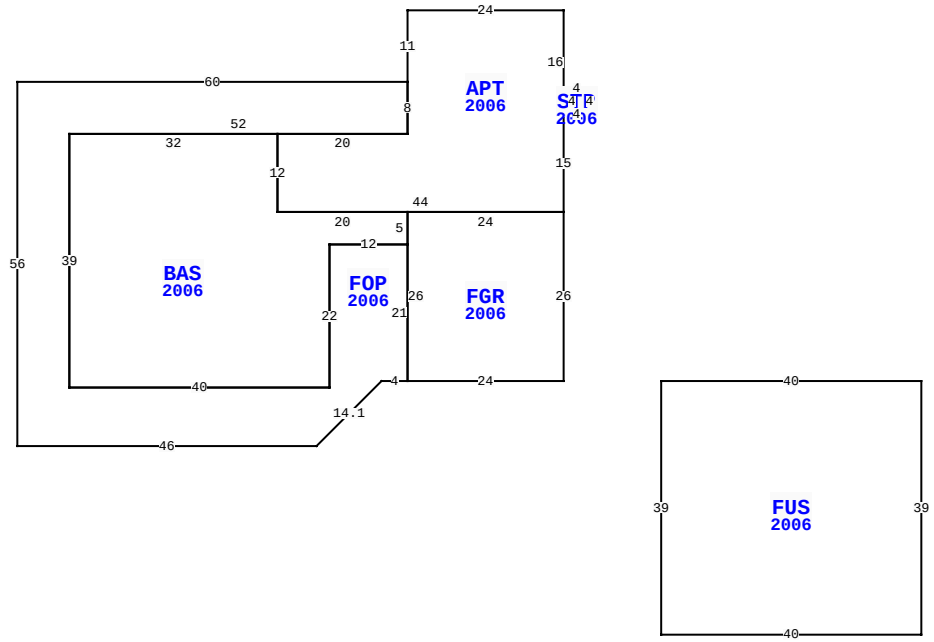
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	984	100	2006	984	119,469
BAS	1,524	100	2006	1,524	185,031
FGR	624	55	2006	343	41,644
FOP	1,506	30	2006	452	54,878
FUS	1,560	100	2006	1,560	189,401
STP	16	10	2006	2	242
TOTALS	6,214			4,865	590,666

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,865	83.9790	132.69	645,537	2006	2006	0	0	0	8.50	91.50

2 SFR CUST – 100% - 2025 Heated Area: 4068 HX Base Yr 2025



153057 CR 108, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 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		590,666
TOTAL MARKET OB/XF VALUE		13,999
TOTAL LAND VALUE - MARKET		88,200
TOTAL MARKET VALUE		692,865
SOH/AGL Deduction		192,109
ASSESSED VALUE		500,756
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		450,034
TOTAL JUST VALUE		692,865
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		675,077

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18466	SWIM POOL	34,647	09/01/2006
M10902	MECH OTHER	0	01/01/2006
E16612	ELEC OTHER	10,000	01/01/2006
P10239	OTHER	0	10/01/2005
C16063	CO ISSUED	306,166	09/01/2005
R08230	REPAIR/RRF	4,500	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2752/1655	10/25/2024	WD	Q	I	02	750,000
GRANTOR: HICKS WADE EDISON						
GRANTEE: BENNETT JENNIFER K						
2277/1627	5/24/2019	WD	Q	I	01	565,000
GRANTOR: DOBSON CHRISTINE MARI						
GRANTEE: BREWSTER CARRIE E &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N26 APT=[YR=2006] N15 STP=[YR=2006] E4 N4 W4 S4$ N16 W24 S11 FOP=[YR=2006] W60 S56 E46 R10 U10 E4 N21 W12 S22 W40 N39 E52 N8$ S8 W20 BAS=[YR=2006] W32 S39 E40 N22 E12 N5 W20 N12$ S12 E44$ W24 S26 E24$ PTR=[YR=2006] E15 FUS=[YR=2006] E40 S39 W40 N39$ W15$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	
2	0866	POOL FIBER	0	100	0	0	208.00	SF	72.00	72.00	100	2006	2006	3	24	3,594	
3	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	24	480	
4	0845	KOOL DECK	0	100	0	0	491.00	SF	7.25	7.25	100	2006	2006	3	86	3,061	
5	0812	CONCRETE C	0	100	0	0	1,478.00	SF	4.00	4.00	100	2006	2006	3	86	5,084	

LAND DESCRIPTION

TOTAL OB/XF 13,999

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		OR	0.00	0.00	4.20	AC		1.00	1.00	0.70	30,000.00	21,000.00	88,200							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 4.20 Total Land Value: 88,200 Market: 0 Agricultural: 0 Common: 88,200 PRINTED 07/30/2025 BY SYS