

**BENGE LAURA & BROOK**  
28792 VIEUX CARRE  
YULEE, FL 32097

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

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall31HARDIE BRD 100

RooF Structur03GABLE/HIP 100

RooF Cover03COMP SHNGL 90

RooF Cover12MODULAR MT 10

Interior Wall05DRYWALL 100

Interior Floo12HARDWOOD 80

Interior Floo14CARPET 20

Air Condition03CENTRAL 100

Heating Type Bedrooms Bathrooms04AIR DUCTED 100  
3 100  
2 100

Frame Stories02WOOD FRAME 100  
2. 100

Quality05Quality Level 05

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4034.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ ASUBAREAMARKET VALUE

BAS2,54010020232,540463,203

FGR62455202334362,551

FOP2593020237814,225

FOP37230202311220,424

FSP2284020239116,595

FUS322100202332258,721

STR401020234729

TOTALS4,3853,490636,449

EXTRA FEATURES

L NOB/XFCODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDD YEAR ON YEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10502FP-CUSTOM0100001.00UT10,000.0010,000.0010020232023999,900

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSD TDPHT FACT% CONDTOT ADJUNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000134CRES POND100PUD0.000.001.00LT1.001.001.00110,000.00110,000.00110,000REVIEW DATE01/01/2026BYKBTotAcres:0.00Total Land Value:110,000Market:0Agricultural:0Common:110,000PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTSEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0500013,490110.4092183.28639,64720232023000.5099.50

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

FGR FUS BAS FOP FSP

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION SUMMARY

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE STANDARD 636,449

TOTAL MARKET OB/XF VALUE 9,900

TOTAL LAND VALUE - MARKET 110,000

TOTAL MARKET VALUE 756,349

SOH/AGL Deduction 21,199

ASSESSED VALUE 735,150

TOTAL EXEMPTION VALUE HX HB 51,411

BASE TAXABLE VALUE 683,739

TOTAL JUST VALUE 756,349

NCON VALUE 0

INCOME VALUE PREVIOUS YEAR MKT VALUE 726,500

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSNCDSALE PRICE

2459/10425/06/2021WDQV01130,000

GRANTOR: CARLETTA ROSS & MARIA GRantee: BENGE LAURA & BROOK

1371/053812/02/2005WDUV315,000

GRANTOR: AMELIA ISLAND VENTURE GRantee: CARLETTA ROSS & MAR

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 \$