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

MUISE LISA
97033 BENCHMARK AVE
YULEE, FL 32097

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
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

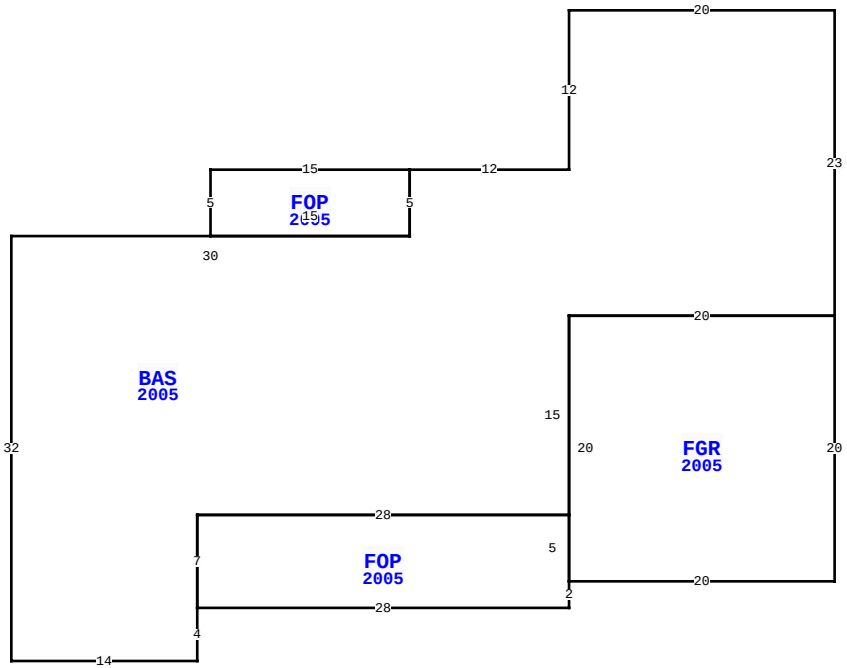
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,556	100	2005	1,556	206,599
FGR	400	55	2005	220	29,210
FOP	75	30	2005	22	2,921
FOP	196	30	2005	59	7,834
TOTALS	2,227			1,857	246,565

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,857	105.8400	147.12	273,202	2005	2005	0	0	0	9.75	90.25

1 SNGL FAM 100% - 2006 Heated Area: 1556 HX Base Yr 2006



97033 BENCHMARK AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		246,565
TOTAL MARKET OB/XF VALUE		68,444
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		440,009
SOH/AGL Deduction		231,303
ASSESSED VALUE		208,706
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		157,295
TOTAL JUST VALUE		440,009
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		435,838

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2001561	SCRN ENCLSRE	12,002	02/20/2020
B1913074	SWIM POOL	50,928	12/31/2019
B13470	NEW CONSTR	0	01/01/2005
981408	REPAIR/RRF	0	11/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1311/1841	4/22/2005	WD	Q	I	01	120,000
GRANTOR: KARLEN CUSTOM HOMES I						
GRANTEE: MULSE LISA						
1231/1720	5/19/2004	WD	U	V	19	25,000
GRANTOR: DANIEL MACARTHUR H						
GRANTEE: K & A HOME BUILDERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W20S12 W12 FOP=[YR=2005] W15 S5 E15 N5$ S5 W30 S32 E14 N4 FOP=[YR=2005] E28 N2 FGR=[YR=2005] E20 N20 W20 S20$ N5 W28 S7$ N7 E28 N15 E20 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
2	0911	SCRN RM A	0	100	0	0	1,419.00	SF	18.00	18.00	100	2020	2020	3	82	20,944	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2020	2020	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 68,444

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		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 01/01/2023 BY CD Total Acres: 0.50 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS