LOT 10
BENCHMARK GLEN PB5/219
R816101 & R816102

HOLLOWAY ARCHIE A & TERRIE A
97013 EMERALD LN
YULEE, FL 32097

2023

48-3N-28-0130-0010-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 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
Quality	06	Quality Level 06

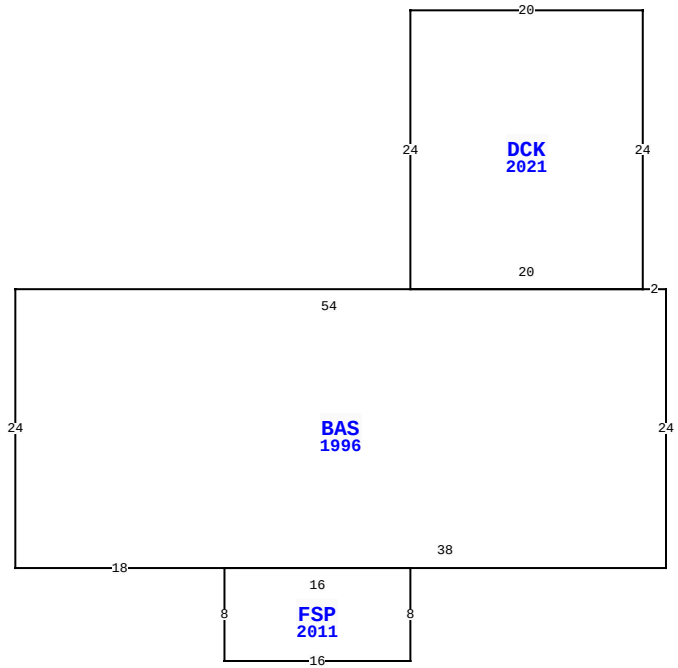
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	120,592
DCK	480	15	72	6,460
FSP	128	60	77	6,909
TOTALS	1,952		1,493	133,961

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,493	150.8000	105.56	157,601	1996	2015	0	0	0	15.00	85.00

1 M/H 94+ – 0% - 0 Heated Area: 1344 HX Base Yr



97013 EMERALD LN, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	140,656
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	185,656
SOH/AGL Deduction	11,326
ASSESSED VALUE	174,330
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	174,330
TOTAL JUST VALUE	185,656
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	158,482

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1805027	CARPORT	17,208	07/01/2018
961414	MH MOVE-ON	0	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2450/0229	4/02/2021	WD	Q	I	01	179,000
GRANTOR: BARTLETT SHERRY L						
GRANTEE: HOLLOWAY ARCHIE A &						
2204/0358	5/25/2018	WD	Q	I	02	129,100
GRANTOR: STROUD ROBERT						
GRANTEE: BARTLETT RONALD L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W2 DCK=[YR=2021] N24 W20 S24 E20$ W54 S24 E18FSP=[YR=2011] S8E16 N8 W16 $ E38 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000102	C	SFR/MH	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/18/2022 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS

LOT 10
BENCHMARK GLEN PB5/219
R816101 & R816102

HOLLOWAY ARCHIE A & TERRIE A
97013 EMERALD LN
YULEE, FL 32097

2023

48-3N-28-0130-0010-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

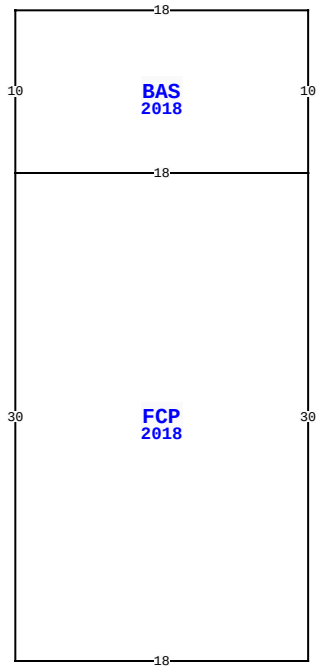
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	180	100	180	3,826
FCP	540	25	135	2,869
TOTALS	720		315	6,695

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	315	63.2500	22.14	6,974	2018	2018	0	0	0	4.00	96.00

2 GARAGE RES – 0% - 0 Heated Area: 180 HX Base Yr



97013 EMERALD LN, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	140,656
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	185,656
SOH/AGL Deduction	11,326
ASSESSED VALUE	174,330
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	174,330
TOTAL JUST VALUE	185,656
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	158,482

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2450/0229	4/02/2021	WD	Q	I	01	179,000
GRANTOR: BARTLETT SHERRY L						
GRANTEE: HOLLOWAY ARCHIE A &						
2204/0358	5/25/2018	WD	Q	I	02	129,100
GRANTOR: STROUD ROBERT						
GRANTEE: BARTLETT RONALD L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W18 S10 FCP=[YR=2018] S30 E18 N30 W18$ E18 N10$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/18/2022 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS