LOT 18 2003 MERT DW/MH
IN OR 1094/251
BENCHMARK GLEN REPLAT PB 6/168

KELLUM LOIS M EST
97051 DIAMOND STREET
YULEE, FL 32097

2023

48-3N-28-0130-0018-0000

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	04	Quality Level 04

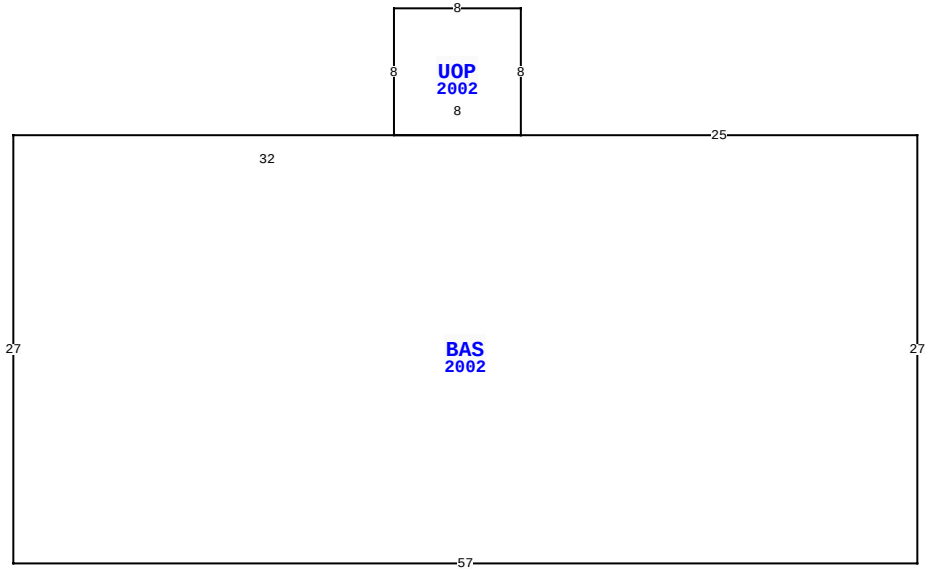
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,539	100	1,539	77,772
UOP	64	25	16	809
TOTALS	1,603		1,555	78,581

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,555	128.9200	90.24	140,323	2002	2004	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2003 Heated Area: 1539 HX Base Yr 2003



97051 DIAMOND ST, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		78,581
TOTAL MARKET OB/XF VALUE		3,045
TOTAL LAND VALUE - MARKET		49,500
TOTAL MARKET VALUE		131,126
SOH/AGL Deduction		68,130
ASSESSED VALUE		62,996
TOTAL EXEMPTION VALUE	HX HB WX	42,996
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		131,126
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		111,132

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2006858	H/AC	0	08/01/2020
MHU02399	MH MOVE-ON	1	11/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1094/0251	11/13/2002	WD	U	I	13	35,000
GRANTOR: CREWS JAMES L						
GRANTEE: KELLUM LARRY & LOIS						
0921/1908	2/29/2000	WD	U	I	13	25,000
GRANTOR: KENDALE INC						
GRANTEE: CREWS JAMES L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W25 UOP=[YR=2002] N8 W8 S8 E8$ W32 S27 E57 N27$
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 3,045

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.10	45,000.00	49,500.00	49,500							

REVIEW DATE 07/11/2017 BY KW Total Acres: 0.00 Total Land Value: 49,500 Market: 0 Agricultural: 0 Common: 49,500 PRINTED 08/02/2023 BY SYS