LOT 30
BENCHMARK GLEN REPLAT PB 6/168

SMALL COREY CHARELLE &/COLE TONYA ANN
97048 DIAMOND STREET
YULEE, FL 32097

2023

48-3N-28-0130-0030-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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

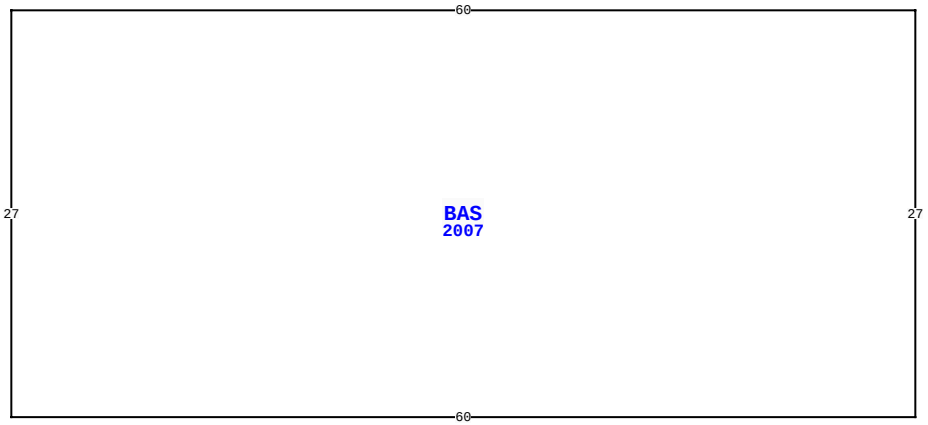
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	110,295
TOTALS	1,620		1,620	110,295

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	135.0800	94.56	153,187	1998	2012	0	0	0	28.00	72.00

1 M/H 94+ – 100% - 2022 Heated Area: 1620 HX Base Yr 2022



97048 DIAMOND ST, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		110,295
TOTAL MARKET OB/XF VALUE		3,228
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		158,523
SOH/AGL Deduction		21,454
ASSESSED VALUE		137,069
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		87,069
TOTAL JUST VALUE		158,523
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,077

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2461/1711	4/29/2021	WD	Q	I	01	156,000
GRANTOR: TAYLOR THOMAS B						
GRANTEE: SMALL COREY CHARELL						
1574/1856	7/03/2008	WD	U	I	05	73,000
GRANTOR: WELLS FARGO BANK NA T						
GRANTEE: TAYLOR THOMAS B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS2007 = W60 S27 E60 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	0812	CONCRETE C	0	100	0	0	1,048.00	SF	4.00	4.00	100	1998	1998	3	77	3,228	

LAND DESCRIPTION

TOTAL OB/XF 3,228

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	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 11/27/2019 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS