LOT 31
BENCHMARK GLEN PB5/219

SMITH MARC E & JESSICA L
97074 DIAMOND STREET
YULEE, FL 32097

**2023**

**48-3N-28-0130-0031-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 13 | LVT/LAMNT 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 04 | Quality Level 04 |

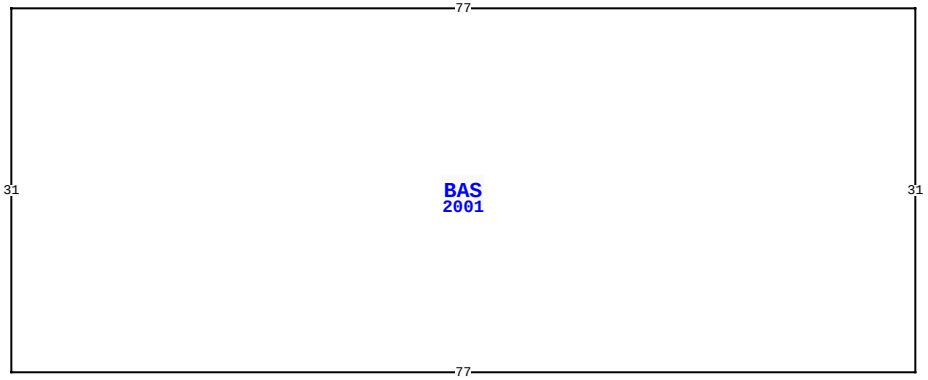
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,387 | 100 | 2,387 | 109,042 |
| TOTALS | 2,387 | | 2,387 | 109,042 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,387 | 135.9600 | 95.17 | 227,171 | 2000 | 2000 | 0 | 0 | 0 | 52.00 | 48.00 |

1 M/H 94+ – 100% - 2002 Heated Area: 2387 HX Base Yr 2002




97074 DIAMOND ST, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 109,042 |
| TOTAL MARKET OB/XF VALUE | | 7,623 |
| TOTAL LAND VALUE - MARKET | | 45,000 |
| TOTAL MARKET VALUE | | 161,665 |
| SOH/AGL Deduction | | 80,192 |
| ASSESSED VALUE | | 81,473 |
| TOTAL EXEMPTION VALUE | HX HB DX | 55,000 |
| BASE TAXABLE VALUE | | 26,473 |
| TOTAL JUST VALUE | | 161,665 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 133,240 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH013408 | MH MOVE-ON | 0 | 02/01/2001 |
| B047104 | NEW CONSTR | 85,000 | 08/01/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2320/1741 | 11/19/2019 | WD | U | I | 11 | 100 |
| GRANTOR: SMITH MARK E A/K/A MA | | | | | | |
| GRANTEE: SMITH MARC E & JESS | | | | | | |
| 0974/0602 | 3/08/2001 | WD | U | I | 13 | 31,500 |
| GRANTOR: JOHNSON JAMES L | | | | | | |
| GRANTEE: SMITH MARK E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2001] W77 S31 E77 N31 $ .

## 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 | 2001 | 2001 | 3 | 86 | 3,010 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,077.00 | SF | 4.00 | 4.00 | 100 | 2001 | 2001 | 3 | 82 | 3,533 | |
| 3 | 0752 | USP | 0 | 0 | 12 | 10 | 120.00 | SF | 15.00 | 15.00 | 100 | 2009 | 2009 | 3 | 60 | 1,080 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,623

| 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 | 1.00 | 45,000.00 | 45,000.00 | 45,000 | | | | | | | |

REVIEW DATE 07/11/2017 BY KWX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS