LOT 35
IN OR 1947/148
BENCHMARK GLEN PB5/219

SWS SERVICES INC
8849 OLD KINGS RD #153
JACKSONVILLE, FL 32257

2023

48-3N-28-0130-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

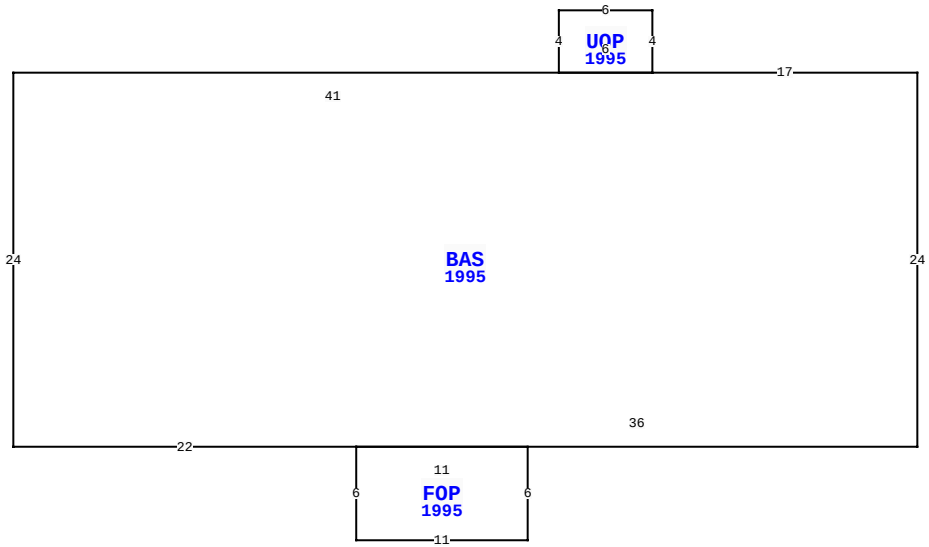
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,392	100	1,392	102,667
FOP	66	30	20	1,475
UOP	24	20	5	369
TOTALS	1,482		1,417	104,510

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,417	113.3600	85.02	120,473	1995	1995	0	0	0	13.25	86.75

1 SFR MODULR – 0% - 0 Heated Area: 1392 HX Base Yr



97122 EMERALD LN, 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	104,510
TOTAL MARKET OB/XF VALUE	3,125
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	152,635
SOH/AGL Deduction	10,766
ASSESSED VALUE	141,869
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	141,869
TOTAL JUST VALUE	152,635
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	142,482

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 01553	NEW CONSTR	60,850	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1947/0148	11/12/2014	WD	U	I	38	60,000
GRANTOR: CRUZ ANTONIO						
GRANTEE: SWS SERVICES INC						
1458/1437	11/13/2006	WD	Q	I		134,000
GRANTOR: WRIGHT GLENN F II & S						
GRANTEE: CRUZ ANTONIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W17 UOP=[YR=1995] N4 W6 S4 E6 $ W41 S24 E22
FOP=[YR=1995] S6 E11 N6 W11 $ E36 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
1	0812	CONCRETE C	0	0	0	0	1,085.00	SF	4.00	4.00	100	1995	1995	3	72	3,125	

LAND DESCRIPTION

TOTAL OB/XF 3,125

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	SFR	0	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 12/03/2018 BY SBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS