

LOT 36
IN OR 704 PG 26
BENCHMARK GLEN PB5/219

LEE ANGELA S & CLARENCE R
PO BOX 1718
YULEE, FL 32041-1718

2023

48-3N-28-0130-0036-0000



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 90
Interior Floo	08	SHT VINYL 10
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	1,210	100	1,210	87,700
UDU	100	55	55	3,986

TOTALS	1,310		1,265	91,686
--------	-------	--	-------	--------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	0	0	344.00	SF	6.50	6.50	100	1992
2	0803	ASPHALT C	0 100	0	0	1,345.00	SF	2.00	2.00	100	1992
3	1242	WD DECK A	0 100	0	0	520.00	SF	10.00	10.00	100	1992

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0200	01	1,265	113.3600	85.02	107,550	1992	1992	0	0	0 14.75	85.25
1 SFR MODULR - 100% - 1995 Heated Area: 1210 HX Base Yr 1995											

97091 EMERALD LN, YULEE					BLD DATE					LGL DATE		
					XF DATE					LAND DATE		
					INC DATE					AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
344.00	SF	6.50	6.50	100	1992	1992	3	66	1,476			
1,345.00	SF	2.00	2.00	100	1992	1992	3	50	1,345			
520.00	SF	10.00	10.00	100	1992	1992	3	20	1,040			

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										91,686	
TOTAL MARKET OB/XF VALUE										3,861	
TOTAL LAND VALUE - MARKET										45,000	
TOTAL MARKET VALUE										140,547	
SOH/AGL Deduction										54,117	
ASSESSED VALUE										86,430	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										36,430	
TOTAL JUST VALUE										140,547	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										131,327	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8521	XFOB	1,700	11/20/1992
8411	NEW CONSTR	46,200	10/01/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0704/0026	5/09/1994	WD	Q	I		67,500	
GRANTOR: SCOTT JOHN J							
GRANTEE: LEE ANGELA & CLAREN							
0683/1707	6/30/1993	CT	U	V	14	100	
GRANTOR: CLERK OF COURT							
GRANTEE: SCOTT JOHN J							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W50 S24 E26 S1 E10 N1 E14 N24\$ PTR=E20									
UDU=[YR=1993] E10 S10 W10 N10\$ W20\$.									