LOT 41
IN OR 2144/119
2002 SKYL DW

ZEMKE DANIEL J
97261 EMERALD LANE
YULEE, FL 32097

2023

48-3N-28-0130-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

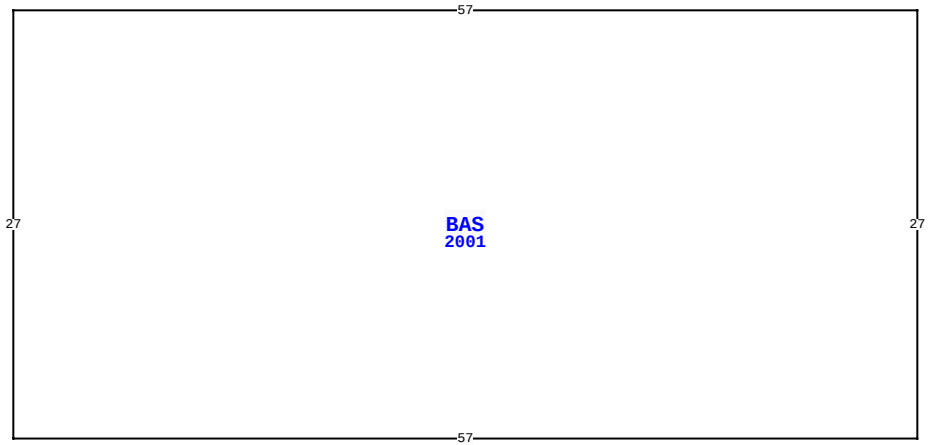
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,539	100	1,539	90,909
TOTALS	1,539		1,539	90,909

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,539	140.6400	98.45	151,515	2001	2006	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2018 Heated Area: 1539 HX Base Yr 2018



97261 EMERALD LN, YULEE

BLD DATE	03/30/2009	RK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		99,836
TOTAL MARKET OB/XF VALUE		3,740
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		148,576
SOH/AGL Deduction		56,018
ASSESSED VALUE		92,558
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		42,558
TOTAL JUST VALUE		148,576
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209923	GARAGE	20,625	07/01/2002
B0108401	FOUNDATION	2,000	06/01/2001
MH013525	MH MOVE-ON	0	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2144/0119	8/31/2017	WD	Q	I	02	110,000
GRANTOR: PERRY DONALD L & PERR						
GRANTEE: ZEMKE DANIEL J						
1559/0772	4/03/2008	WD	Q	I		144,900
GRANTOR: KELLY GERALD E						
GRANTEE: PERRY DONALD L & SC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W57 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	0812	CONCRETE C	0	100	0	0	1,035.00	SF	4.00	4.00	100	2001	2001	3	82	3,395	
4	0810	CONCRETE A	0	100	4	16	64.00	SF	6.50	6.50	100	2002	2002	3	83	345	

LAND DESCRIPTION

TOTAL OB/XF 3,740

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

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

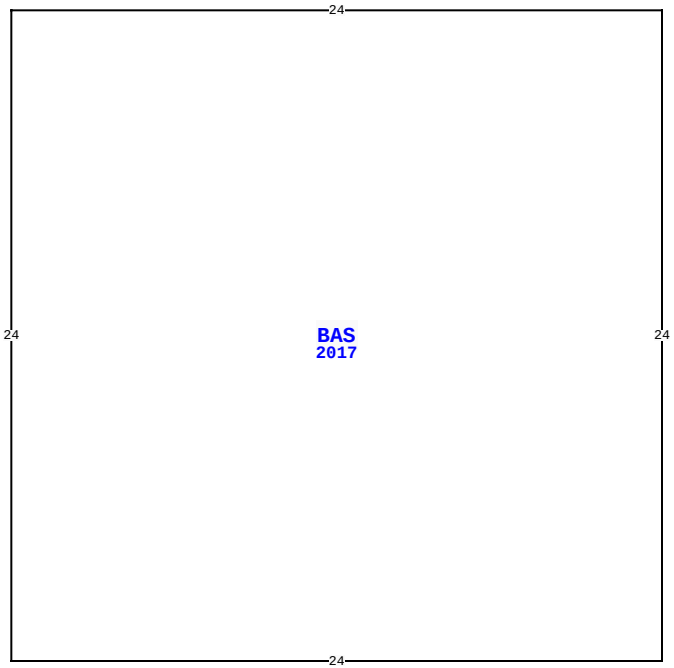
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	576	8,927
TOTALS	576		576	8,927

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	576	63.2500	22.14	12,753	2002	2002	0	0	0	30.00	70.00

2 GARAGE RES – 100% - 2018 Heated Area: 576 HX Base Yr 2018



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GRANTEE: ZEMKE DANIEL J						
1559/0772	4/03/2008	WD	Q	I		144,900
GRANTOR: KELLY GERALD E						
GRANTEE: PERRY DONALD L & SC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W24 S24 E24 N24$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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