LOT 42 2001 WINN DW
IN OR 1395/687
BENCHMARK GLEN REPLAT PB 6/168

CONKLIN TODD E SR & SUSAN R
87319 BELLS RIVER ESTATES ROAD
YULEE, FL 32097

2023

48-3N-28-0130-0042-0000

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	08	SHT VINYL 100
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	03	Quality Level 03

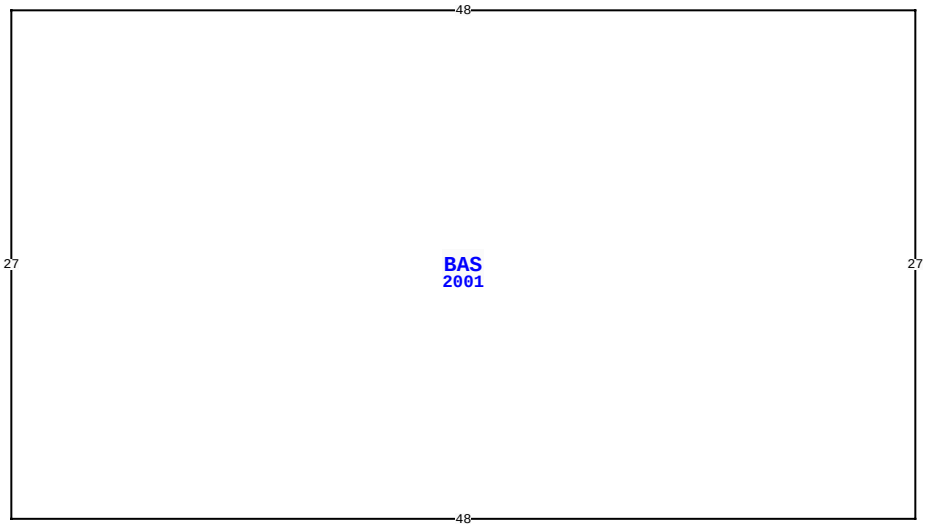
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	51,711
TOTALS	1,296		1,296	51,710

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	114.0000	79.80	103,421	2001	2001	0	0	0	50.00	50.00

1 M/H 94+ – 0% - 0 Heated Area: 1296 HX Base Yr



97235 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	51,710
TOTAL MARKET OB/XF VALUE	4,523
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	101,233
SOH/AGL Deduction	10,698
ASSESSED VALUE	90,535
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	90,535
TOTAL JUST VALUE	101,233
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,978

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108431	FOUNDATION	2,000	06/01/2001
MH013540	MH MOVE-ON	0	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1395/0687	3/13/2006	WD	Q	I		97,000
GRANTOR: FOGARTY SANDRA G						
GRANTEE: CONKLIN TODD E SR &						
0989/0535	6/01/2001	WD	U	I	13	32,900
GRANTOR: KENDALE INC						
GRANTEE: FOGARTY SANDRA G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W48 S27 E48 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	0	0	0	1,379.00	SF	4.00	4.00	100	2001	2001	3	82	4,523	

LAND DESCRIPTION

TOTAL OB/XF 4,523

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	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 08/08/2017 BY KW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS