LOT 43
IN OR 1961/526
BENCHMARK GLEN REPLAT PB 6/168

STOKES SHEARD LEWIS
97209 EMERALD LANE
YULEE, FL 32097

2023

48-3N-28-0130-0043-0000

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 70
Interior Floo	08	SHT VINYL 30
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	05	Quality Level 05

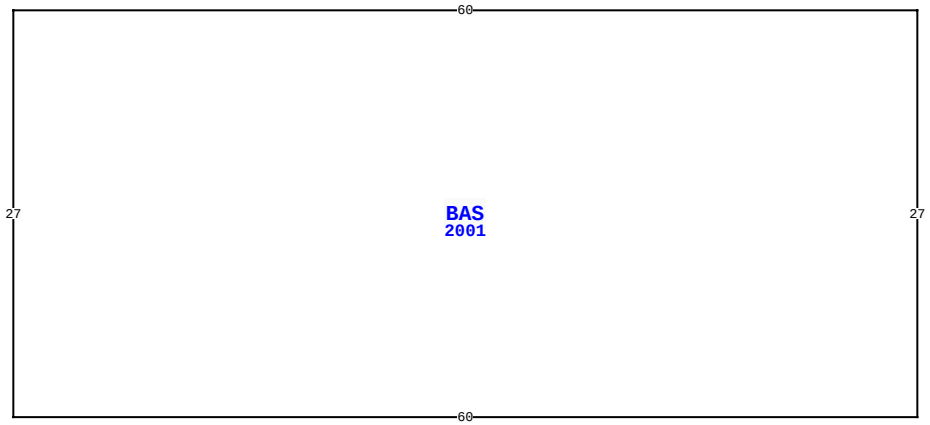
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	130,914
TOTALS	1,620		1,620	130,914

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,620	120.0540	90.04	145,865	2001	2001	0	0	0	10.25	89.75

1 SFR MODULR – 100% - 0 Heated Area: 1620 HX Base Yr



97209 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		130,914
TOTAL MARKET OB/XF VALUE		11,486
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		187,400
SOH/AGL Deduction		81,905
ASSESSED VALUE		105,495
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		55,495
TOTAL JUST VALUE		187,400
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,378

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108699	NEW CONSTR	68,208	08/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1961/0526	2/03/2015	WD	U	I	38	70,000
GRANTOR: FRENCH KIMBERLY S						
GRANTEE: STOKES SHEARD LEWIS						
1004/1926	8/24/2001	WD	U	I	13	32,900
GRANTOR: KENDALE INC						
GRANTEE: FRENCH KIMBERLY S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W60 S27 E60 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	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	1,068.00	SF	4.00	4.00	100	2001	2001	3	82	3,503	
3	0351	CARPORT MT	0	100	24	28	672.00	SF	10.00	10.00	100	2015	2015	3	74	4,973	

LAND DESCRIPTION

TOTAL OB/XF 11,486

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	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