LOT 44
IN OR 2154/508
BENCHMARK GLEN PB 5/219

WADE ASHLEY M &/LAWHORN BONNIE F
97179 EMERALD LN
YULEE, FL 32097

2023

48-3N-28-0130-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

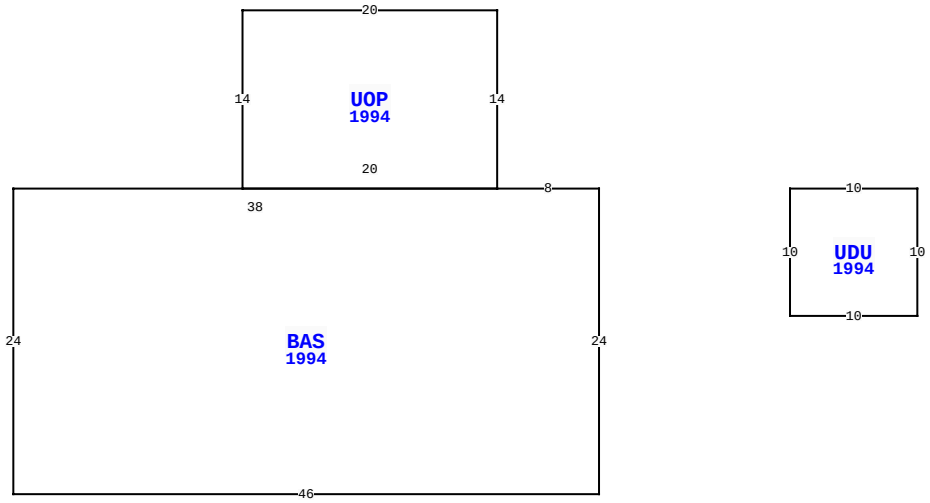
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,104	100	1,104	92,732
UDU	100	55	55	4,620
UOP	280	20	56	4,704
TOTALS	1,484		1,215	102,055

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,215	130.2210	97.67	118,669	1994	1994	0	0	0	14.00	86.00

1 SFR MODULR – 100% - 2015 Heated Area: 1104 HX Base Yr 2015



97179 EMERALD LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		102,055
TOTAL MARKET OB/XF VALUE		2,293
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		149,348
SOH/AGL Deduction		53,975
ASSESSED VALUE		95,373
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		45,373
TOTAL JUST VALUE		149,348
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,597

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2154/0508	10/03/2017	QC	U	I	11	100
GRANTOR: LAWHORN BONNIE F & AS						
GRANTEE: LAWHORN BONNIE F &						
1850/1617	2/11/2013	WD	U	I	12	37,500
GRANTOR: FANNIE MAE						
GRANTEE: LAWHORN BONNIE F &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W8 UOP=[YR=1994] N14 W20 S14 E20$ W38 S24 E46 N24$ PTR=E15 UDU=[YR=1994] E10 S10 W10 N10$ W15$.

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	0811	CONCRETE B	0	100	0	0	630.00	SF	5.20	5.20	100	1994	1994	3	70	2,293	

LAND DESCRIPTION

TOTAL OB/XF 2,293

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