LOT 45
IN OR 782 PG 150
R672934 & R672935

EGGERS GEORGIA C
97121 EMERALD LANE
YULEE, FL 32097

2023

48-3N-28-0130-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

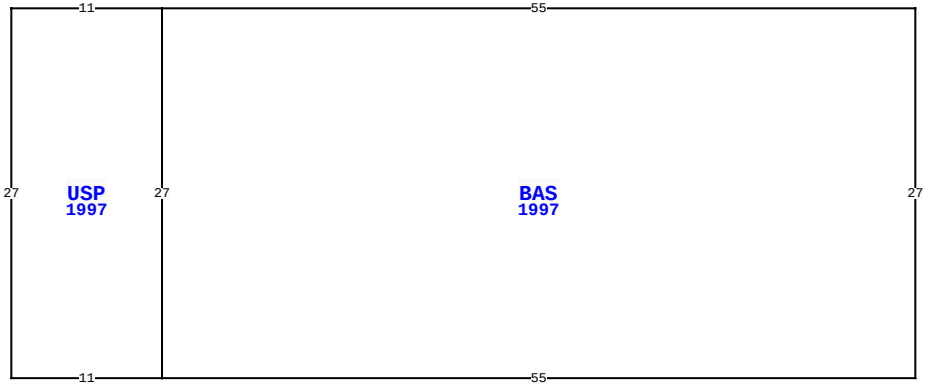
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
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	1,485	100	1,485	56,283
USP	297	50	148	5,610
TOTALS	1,782		1,633	61,892

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,633	128.9200	90.24	147,362	1997	1997	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 1998 Heated Area: 1485 HX Base Yr 1998



97121 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		61,892
TOTAL MARKET OB/XF VALUE		7,944
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		114,836
SOH/AGL Deduction		49,461
ASSESSED VALUE		65,375
TOTAL EXEMPTION VALUE	HX HB	40,375
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		114,836
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		97,352

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971591	MH MOVE-ON	0	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0782/0150	1/14/1997	WD	Q	V		13,000
GRANTOR: SCOTT JOHN P TRUSTEE						
GRANTEE: EGGERS JOHN H & GEO						
0767/1802	8/08/1996	QC	U	V	01	100
GRANTOR: SCOTT JOHN J						
GRANTEE: SCOTT JOHN J TRUSTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W55 USP=[YR=1997] W11 S27 E11 N27$ S27 E55 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	1,543.00	SF	4.00	4.00	100	1997	1997	3	75	4,629	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	
3	1242	WD DECK A	0	100	8	12	96.00	SF	10.00	10.00	100	2010	2010	3	50	480	

LAND DESCRIPTION

TOTAL OB/XF 7,944

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 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