PT OF LOT 5D S-1 &
PT LOT 6 S-1
IN OR 1554/880

MARRS KIMBERLAIN M
97279 DIAMOND STREET
YULEE, FL 32097-6003

2023

48-3N-28-0130-005D-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

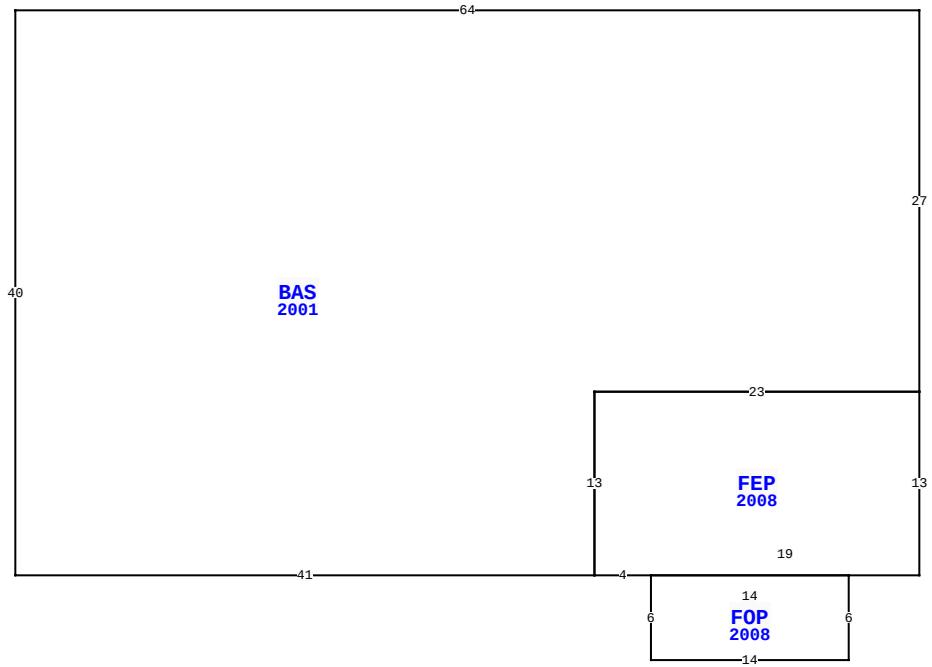
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	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	2,261	100	2,261	112,316
FEP	299	85	254	12,617
FOP	84	30	25	1,242
TOTALS	2,644		2,540	126,175

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,540	147.8400	103.49	262,865	2000	2000	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2010 Heated Area: 2515 HX Base Yr 2010



97279 DIAMOND ST, 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		126,175
TOTAL MARKET OB/XF VALUE		33,833
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		205,008
SOH/AGL Deduction		93,683
ASSESSED VALUE		111,325
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		61,325
TOTAL JUST VALUE		205,008
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		163,568

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1554/0880	3/06/2008	PR	Q	I		165,000
GRANTOR: MOSS THOMAS H III P/R						
GRANTEE: MARRS KIMBERLAIN M						
0959/0915	11/27/2000	WD	U	V	13	28,600
GRANTOR: KENDALE INC						
GRANTEE: ROBERTS MICHAEL A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W64 S40 E41 FEP=[YR=2008] E4FOP=[YR=2008] S6 E14 N6 W14 $ E19 N13 W23 S13$ N13 E23 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	2,474.00	SF	4.00	4.00	100	2001	2001	3	82	8,115	
2	0476	VF 6 SBPL	0	100	0	0	348.00	LF	32.00	32.00	100	2001	2001	3	58	6,459	
3	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2001	2001	3	58	522	
4	0510	GARAGE WD-	0	100	30	24	720.00	SF	35.00	35.00	100	2001	2001	3	30	7,560	
7	1242	WD DECK A	0	100	8	12	96.00	SF	10.00	10.00	100	2001	2001	3	20	192	
9	0479	VF PICKET	0	100	0	0	448.00	LF	10.00	10.00	100	2001	2001	3	58	2,598	
10	0510	GARAGE WD-	0	100	52	12	624.00	SF	21.00	21.00	100	2010	2010	3	64	8,387	

LAND DESCRIPTION

TOTAL OB/XF 33,833

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		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