PT OF WM G CHRISTOPHER GRANT
SEC 50-3N-28E IN OR 562/202 &
OR 1734/1266

CROFT JAMES K
96338 MARANATHA RD
YULEE, FL 32097

2023

50-3N-28-0000-0029-0090

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	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

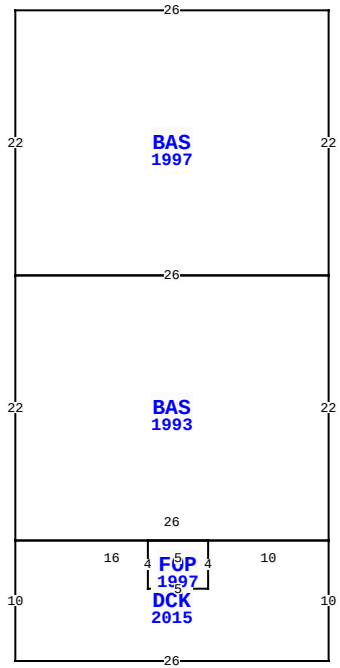
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	572	100	572	52,660
BAS	572	100	572	52,660
DCK	260	10	26	2,393
FOP	20	30	6	553
TOTALS	1,424		1,176	108,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,176	124.0200	111.93	131,630	1970	1980	0	0	0	17.75	82.25

1 SINGLE FAM – 100% - 2001 Heated Area: 1144 HX Base Yr 2001



96338 MARANATHA RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		108,266
TOTAL MARKET OB/XF VALUE		8,205
TOTAL LAND VALUE - MARKET		395,118
TOTAL MARKET VALUE		511,589
SOH/AGL Deduction		216,277
ASSESSED VALUE		295,312
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		245,312
TOTAL JUST VALUE		511,589
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		490,784

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7795	CHNGE SRVC	400	11/04/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0562/0202	1/31/1989	QC	U	I	06	100
GRANTOR: DELANEY DON & CAROL						
GRANTEE: CROFT JAMES K						
0507/0267	12/01/1986	AD	Q	I		104,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W26 S22 BAS=[YR=1993] S22 DCK=[YR=2015] S10 E26 N10 W10 FOP=[YR=1997] S4 W5 N4 E5$ W16$ E26 N22 W26$ E26 N22$.

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
3	0300	BOAT DCK W	0	100	0	0	1,502.00	SF	0.40	0.40	100	2005	2005	3	44	264	
4	0303	FLT DOCK W	0	100	12	26	312.00	SF	0.26	0.26	100	2005	2005	3	44	36	
5	0311	WD GANG WY	0	100	0	0	20.00	SF	0.45	0.45	100	2005	2005	3	27	2	
6	0803	ASPHALT C	0	100	0	0	5,968.00	SF	2.00	2.00	100	2005	2005	3	58	6,923	
7	0317	DCK PLNG W	0	100	0	0	3.00	UT	10.00	10.00	100	2005	2005	3	27	8	
8	0940	SHEDS/PORT	0	100	15	8	120.00	SF	30.00	30.00	100	2005	2005	3	27	972	

LAND DESCRIPTION

TOTAL OB/XF 8,205

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	000130	C	SFR WATER	100		RMH	150.00	361.00	150.00	FF	5	1.11	1.00	0.94	2,700.00	2,547.45	382,118							
2	000115	C	SFR ACRES	100		RMH	0.00	0.00	0.25	AC		1.00	1.00	0.65	80,000.00	52,000.00	13,000							

REVIEW DATE 12/04/2018 BY KW Total Acres: 0.25 Total Land Value: 395,118 Market: 0 Agricultural: 0 Common: 395,118 PRINTED 08/02/2023 BY SYS