



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,535	100
FOP	28	30
SFB	504	80
TOTALS	2,067	1,946

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,946	137.4940	124.09	241,479	1979	1985	0	0	28.50	71.50
1 SINGLE FAM - 100% - 1973 Heated Area: 1938 HX Base Yr 1973											
SFB 2013 BAS 1993 FOP 1993											
TOTALS	2,067	1,946	172,657	96138 MARANATHA RD, YULEE							

NASSAU COUNTY PROPERTY					PAGE 1 of 2		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4			Tax Dist:				
BUILDING MARKET VALUE				179,518			
TOTAL MARKET OB/XF VALUE				24,145			
TOTAL LAND VALUE - MARKET				76,800			
TOTAL MARKET VALUE				280,463			
SOH/AGL Deduction				144,797			
ASSESSED VALUE				135,666			
TOTAL EXEMPTION VALUE			HX HB		50,000		
BASE TAXABLE VALUE				85,666			
TOTAL JUST VALUE				280,463			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				231,276			

[illegible]