OR 207 PG 552
R378280 & R378281

SILVA DAVID & IDA L
96267 MARANATHA ROAD
YULEE, FL 32097

2023

50-3N-28-0000-0029-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

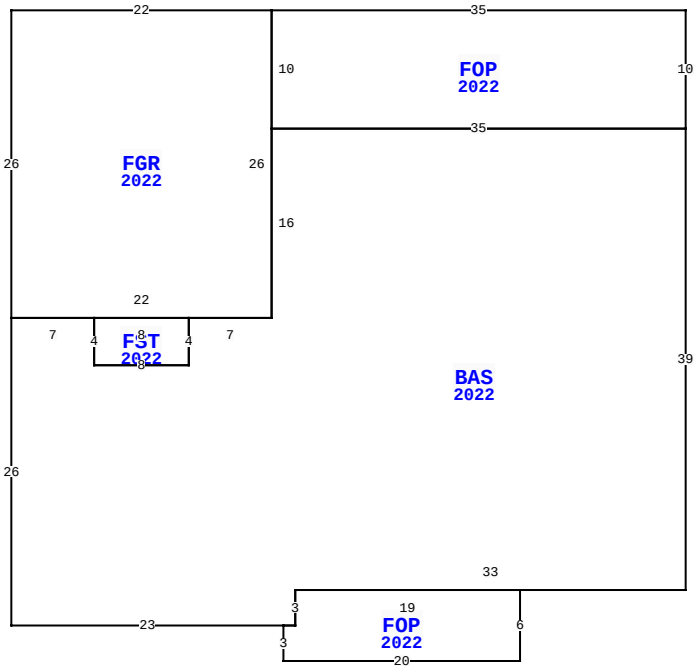
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,911	100	1,911	249,519
FGR	572	55	315	41,130
FOP	117	30	35	4,570
FOP	350	30	105	13,710
FST	32	55	18	2,350
TOTALS	2,982		2,384	311,279

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,384	109.9560	130.57	311,279	2022	2022	0	0	0	0.00	100.00

2 SNGL FAM – 100% - 1989 Heated Area: 1911 HX Base Yr 1989



96267 MARANATHA RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		311,279
TOTAL MARKET OB/XF VALUE		23,438
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		414,717
SOH/AGL Deduction		34,099
ASSESSED VALUE		380,618
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		330,618
TOTAL JUST VALUE		414,717
NCON VALUE		321,637
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,591

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010001	CO ISSUED	0	11/01/2022
B2117442	NEW CONSTR	337,095	12/17/2021
3967	N/A	5,300	03/24/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0207/0552	1/01/1975	WD	Q	V		5,000
GRANTOR:						
GRANTEE:						
0148/0228	1/01/1973	WD	U	V		1,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W35 FGR=[YR=2022] W22 S26 BAS=[YR=2022] S26 E23 FOP=[YR=2022] S3 E20 N6 W19 S3 W1$ E1 N3 E33 N39 W35 S16 W7 FST=[YR=2022] W8 S4 E8 N4 $ S4 W8 N4 W7$ E22 N26$ S10 E35 N10$.

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	0511	GARAGE CB-	0	100	30	20	600.00	SF	40.00	40.00	100	1987	1987	3	54.5	13,080	
2	0812	CONCRETE C	0	100	0	0	2,015.00	SF	4.00	4.00	100	2022	2022	3	100	8,060	
3	0811	CONCRETE B	0	100	0	0	442.00	SF	5.20	5.20	100	2022	2022	3	100	2,298	

LAND DESCRIPTION

TOTAL OB/XF 23,438

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		RMH	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 01/08/2023 BY DJ Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS