IN OR 514 PG 486

HORGAN TIMOTHY P
96315 MARANATHA ROAD
YULEE, FL 32097

2023

50-3N-28-0000-0029-0260

BUILDING CHARACTERISTICS

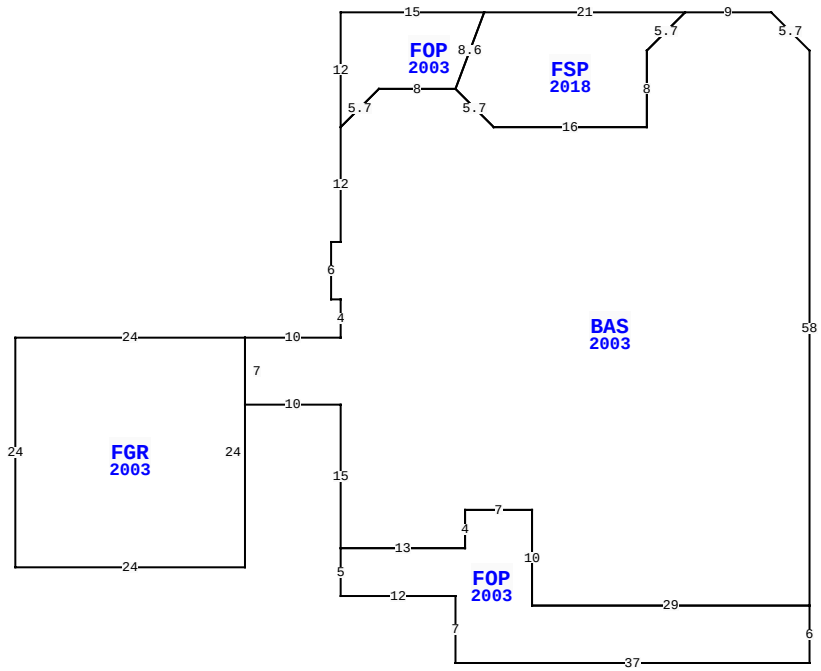
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,614	100	2,614	269,202
FGR	576	55	317	32,646
FOP	116	30	35	3,605
FOP	358	30	107	11,019
FSP	228	40	91	9,371
TOTALS	3,892		3,164	325,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,164	95.3028	113.17	358,070	2003	2003	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 1989 Heated Area: 2614 HX Base Yr 1989



96315 MARANATHA RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		325,844
TOTAL MARKET OB/XF VALUE		17,547
TOTAL LAND VALUE - MARKET		88,000
TOTAL MARKET VALUE		431,391
SOH/AGL Deduction		212,049
ASSESSED VALUE		219,342
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		169,342
TOTAL JUST VALUE		431,391
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,574

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209670	NEW CONSTR	190,876	06/01/2002
7002	MH MOVE-ON	15,500	10/28/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0514/0486	4/06/1987	WD	Q	V		10,500

GRANTOR: SMITH NEIL & JURLDIN

GRANTEE: HORGAN TIMOTHY P

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] L4 U4 W9 FSP=[YR=2018] W21 FOP=[YR=2003] W15 S12 U4 R4 E8 U8 R3 $ L3 D8 D4 R4 E16 N8 U4 R4 $ L4 D4 S8 W16 U4 L4 W8 D4 L4 S12 W1 S6 E1 S4 W10 FGR=[YR=2003] W24 S24 E24 N24$ S7 E10 S15 FOP=[YR=2003] S5 E12 S7 E37 N6 W29 N10 W7 S4 W13$ E13 N4 E7 S10 E29 N58$.

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	0510	GARAGE WD-	0	100	28	24	672.00	SF	35.00	35.00	100	1990	1990	3	20	4,704	
2	0681	POLE SHED	0	100	10	24	240.00	SF	15.00	15.00	100	1990	1990	3	20	720	
3	0810	CONCRETE A	0	100	0	0	714.00	SF	6.50	6.50	100	1989	1989	3	59.5	2,761	
4	0812	CONCRETE C	0	100	0	0	1,925.00	SF	2.40	2.40	100	1990	1990	3	62	2,864	
5	0810	CONCRETE A	0	100	0	0	357.00	SF	6.50	6.50	100	2003	2003	3	84	1,949	
6	0812	CONCRETE C	0	100	0	0	1,805.00	SF	3.00	3.00	100	2003	2003	3	84	4,549	

LAND DESCRIPTION

TOTAL OB/XF 17,547

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	000100	C	SFR	100	0005	RMH	0.00	0.00	1.10	AC		1.00	1.00	1.00	80,000.00	80,000.00	88,000							

REVIEW DATE 10/12/2018 BY KW Total Acres: 1.10 Total Land Value: 88,000 Market: 0 Agricultural: 0 Common: 88,000 PRINTED 08/02/2023 BY SYS