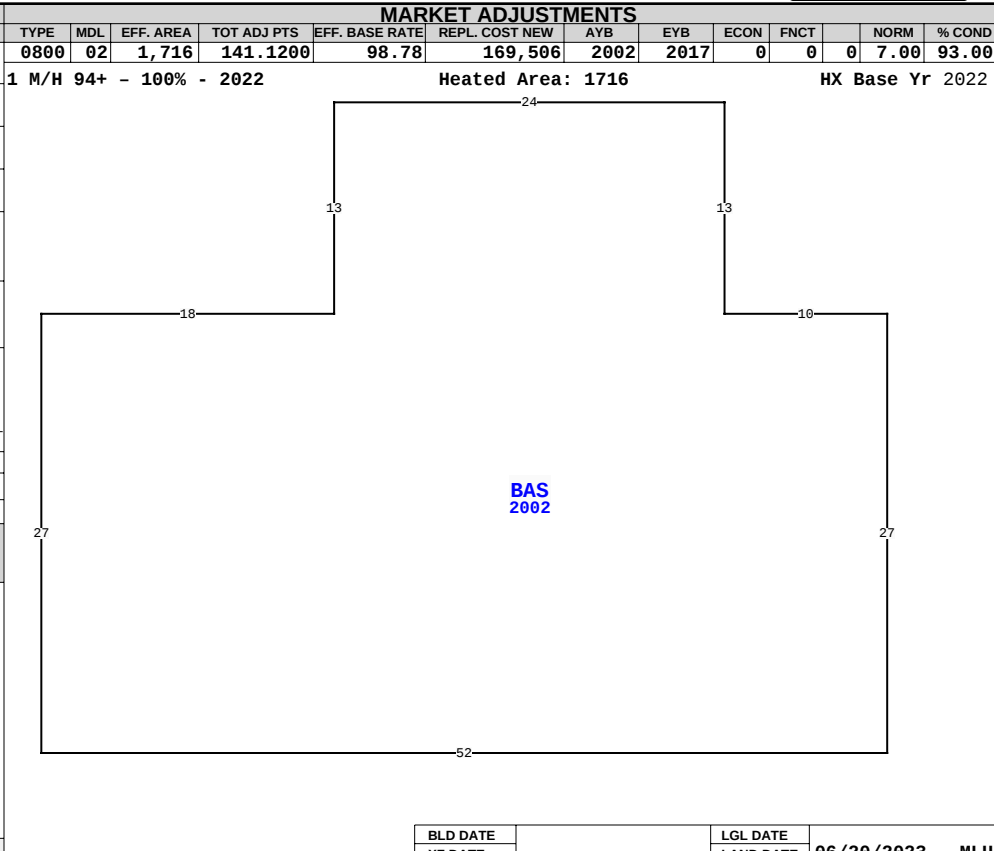




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

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	1,716	100	1,716	157,641
TOTALS	1,716		1,716	157,641



96215 MARANATHA RD, YULEE										XF DATE		LAND DATE		06/20/2023	MLU
										INC DATE		AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES					
1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045						

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000102	C	SFR/MH	100		RMH	0.00	0.00	0.50	AC		1.00	1.00	1.50	80,000.00	120,000.00	60,000		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE				157,641	
TOTAL MARKET OB/XF VALUE				3,045	
TOTAL LAND VALUE - MARKET				60,000	
TOTAL MARKET VALUE				220,686	
SOH/AGL Deduction				147,312	
ASSESSED VALUE				73,374	
TOTAL EXEMPTION VALUE		HX HB WX		53,374	
BASE TAXABLE VALUE				20,000	
TOTAL JUST VALUE				220,686	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				166,367	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2501/1775	10/04/2021	WD	Q	I	01	190,000
GRANTOR: LEVITT HEATHER D F/K/						
GRANTEE: DRURY CLAUDETTE S &						
2025/1814	12/30/2015	WD	U	I	11	100
GRANTOR: LEVITT JONATHAN B						
GRANTEE: ROWLAND HEATHER D						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2002] W10 N13 W24 S13 W18 S27 E52 N27 \$.									