IN OR 1101/1124
EX 31-1

CROFT JAMES K II & TERI S
PO BOX 16747
FERNANDINA BEACH, FL 32035

2023

50-3N-28-0000-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

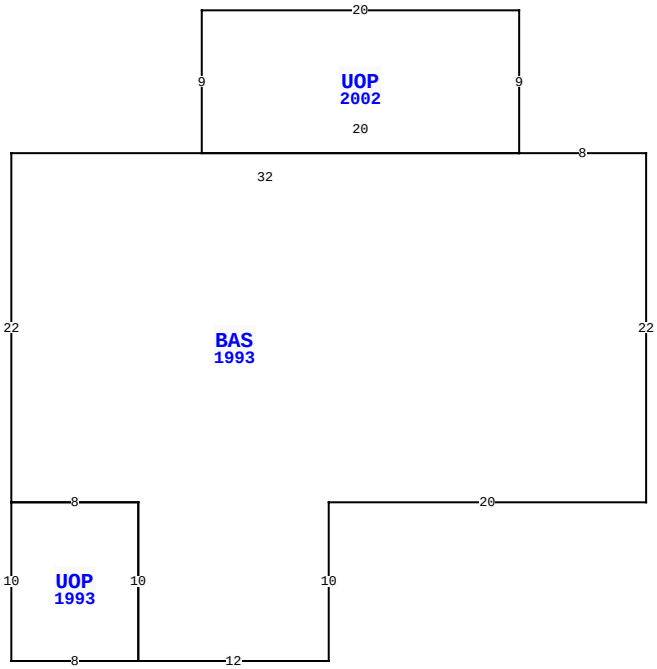
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1,000	17,508
UOP	80	20	16	280
UOP	180	20	36	630
TOTALS	1,260		1,052	18,418

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	UC	NORM	% COND
0100	01	1,052	64.6600	58.36	61,395	1961	1961	0	0	30	22.50	30.00

1 SINGLE FAM – 0% - 0 Heated Area: 1000 HX Base Yr



96394 MARANATHA RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	18,418
TOTAL MARKET OB/XF VALUE	39,132
TOTAL LAND VALUE - MARKET	371,102
TOTAL MARKET VALUE	428,652
SOH/AGL Deduction	131,235
ASSESSED VALUE	297,417
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	297,417
TOTAL JUST VALUE	428,652
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	391,495

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1101/1124	12/17/2002	WD	Q	I		230,000

GRANTOR: KELLY DONNA MARIE CAR
GRANTEE: CROFT JAMES K II &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 UOP=[YR=2002] N9 W20 S9 E20 $ W32 S22
UOP=[YR=1993] S10 E8 N10 W8 $ E8 S10 E12 N10 E20 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
2	0940	SHEDS/PORT	0	0	12	16	192.00	SF	15.00	15.00	100	1980	1980	3	20	576	
3	0681	POLE SHED	0	0	11	12	132.00	SF	15.00	15.00	100	1985	1985	3	20	396	
4	0920	CWALL-WD/M	0	0	0	0	280.00	LF	390.00	390.00	100	2006	2006	3	31	33,852	
7	0323	BOAT LFT H	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2006	2006	3	31	775	
9	0317	DCK PLNG W	0	0	0	0	3.00	UT	1,000.00	1,000.00	100	2006	2006	3	31	930	
11	0350	CARPORT WD	0	0	34	19	646.00	SF	13.00	13.00	100	2006	2006	3	31	2,603	

LAND DESCRIPTION

TOTAL OB/XF 39,132

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	0		RMH	154.00	283.00	154.00	FF	5	1.05	1.00	0.89	2,700.00	2,409.75	371,102							

REVIEW DATE 12/04/2018 BY KW Total Acres: 0.00 Total Land Value: 371,102 Market: 0 Agricultural: 0 Common: 371,102 PRINTED 08/02/2023 BY SYS