LOT 8 2001 MERT DW
BENCHMARK GLEN REPLAT PB 6/168

QUINTERO NORA LISSETH A/RAMOS VINCENTE
95043 TIMBERLAKE DR
FERNANDINA BEACH, FL 32034

2024

48-3N-28-0130-0008-0000

BUILDING CHARACTERISTICS

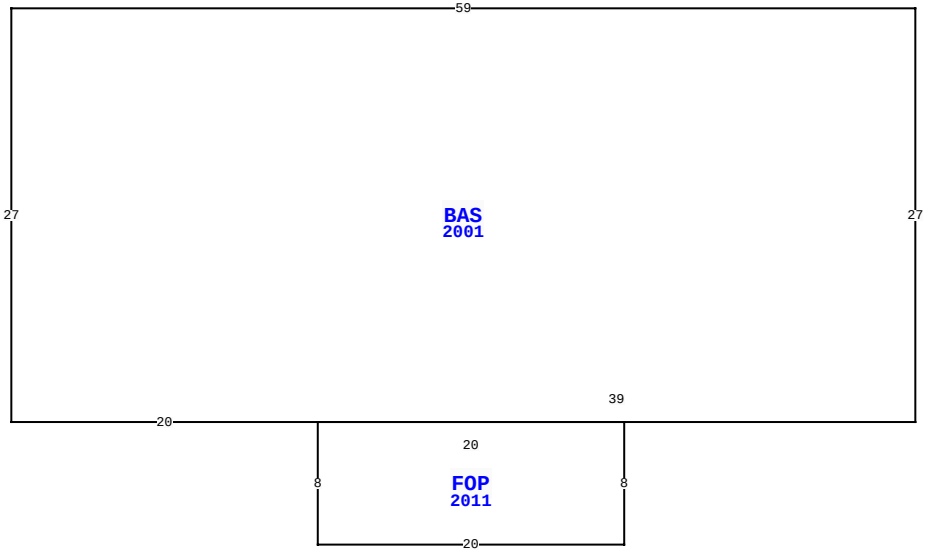
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
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	1,593	100	1,593	73,933
FOP	160	30	48	2,228
TOTALS	1,753		1,641	76,161

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,641	128.9200	96.69	158,668	2001	2001	0	0	0	52.00	48.00

1 M/H 94+ – 0% - 0 Heated Area: 1593 HX Base Yr



97221 DIAMOND ST, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2024 MLU
INC DATE		AG DATE	

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	0812	CONCRETE C	0	0	0	0	1,140.00	SF	4.00	4.00	100	2001	2001	3	80	3,648	
2	0351	CARPORT MT	0	0	20	18	360.00	SF	10.00	10.00	100	2003	2003	3	21	756	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	76,161
TOTAL MARKET OB/XF VALUE	4,404
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	155,565
SOH/AGL Deduction	28,391
ASSESSED VALUE	127,174
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	127,174
TOTAL JUST VALUE	155,565
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	123,573

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2489/0216	8/19/2021	PR	U	I	19	170,000
GRANTOR: DAVIS GLEN T P/R OF J						
GRANTEE: QUINTERO NORA LISSE						
0966/1342	1/16/2001	WD	U	I	13	34,900
GRANTOR: KENDALE INC						
GRANTEE: DAVIS JOHN G & EDNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W59 S27 E20FOP=[YR=2011] S8 E20 N8 W20 $ E39 N27 $.

LAND DESCRIPTION

TOTAL OB/XF 4,404

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS