LOT 9
IN OR 2461/191
BENCHMARK GLEN PB5/219

RAMOS VICENTE/QUINTERO NORA LISSETH AYALA ET AL
97183 DIAMOND ST
YULEE, FL 32097

2024

48-3N-28-0130-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

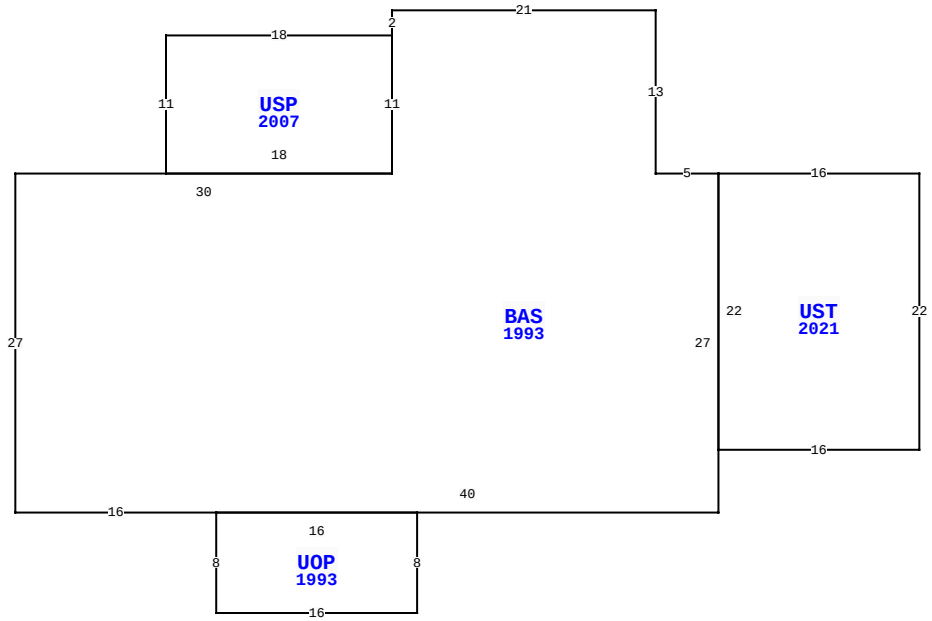
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,785	100	1,785	197,707
UOP	128	20	26	2,880
USP	198	30	59	6,534
UST	352	45	158	17,500
TOTALS	2,463		2,028	224,621

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,028	142.0020	113.60	230,381	1989	2017	0	0	0	2.50	97.50

1 SFR MODULR – 0% - 0 Heated Area: 1785 HX Base Yr



97183 DIAMOND ST, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	224,621
TOTAL MARKET OB/XF VALUE	719
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	300,340
SOH/AGL Deduction	17,213
ASSESSED VALUE	283,127
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	283,127
TOTAL JUST VALUE	300,340
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	257,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6127	NEW CONSTR	800	08/09/1989
7866	MH MOVE-ON	43,200	07/13/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2461/0191	5/12/2021	WD	Q	I	01	243,000
GRANTOR: GILMORE QUADE E & HAN						
GRANTEE: RAMOS VICENTE & NOR						
2243/0448	12/11/2018	WD	Q	I	01	185,000
GRANTOR: SHEFFIELD THOMAS J &						
GRANTEE: GILMORE QUADE E & H						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2021] W16 BAS=[YR=1993] W5 N13 W21 S2 USP=[YR=2007] W18 S11 E18 N11 $ S11 W30 S27 E16 UOP=[YR=1993] S8 E16 N8 W16$ E40N27$ S22 E16 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
1	1242	WD DECK A	0	0	4	5	20.00	SF	10.00	10.00	100	1989	1989	3	20	40	
2	0810	CONCRETE A	0	0	3	40	120.00	SF	6.50	6.50	100	2006	2006	3	87	679	

LAND DESCRIPTION

TOTAL OB/XF 719

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	0	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/18/2022 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS