LOT 11
BENCHMARK GLEN PB5/219

LOWE CRYSTAL JOY
97026 EMERALD LN
YULEE, FL 32086

2024

48-3N-28-0130-0011-0000

BUILDING CHARACTERISTICS

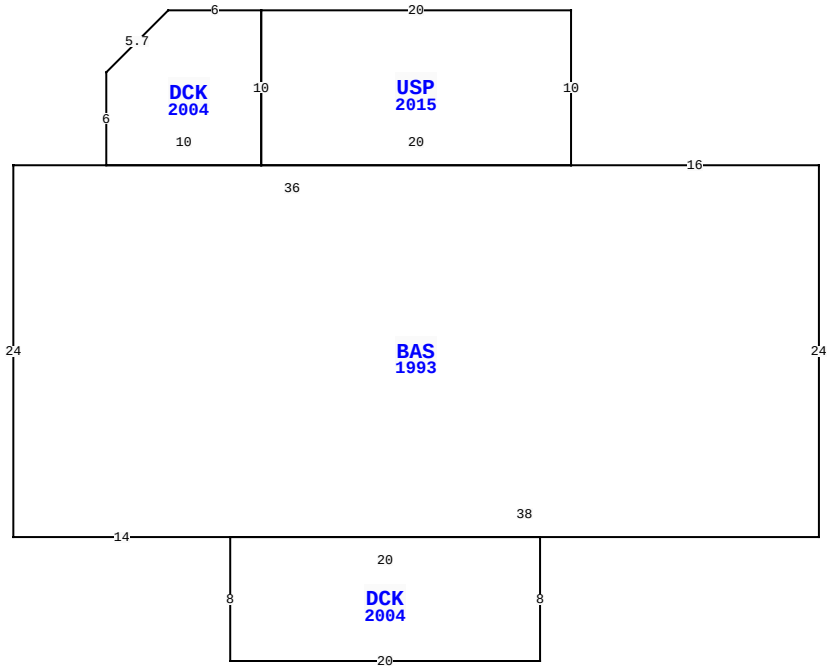
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD4 Adjustme	04	. 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	1,248	100	1,248	100,372
DCK	92	10	9	724
DCK	160	10	16	1,287
USP	200	30	60	4,826
TOTALS	1,700		1,333	107,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,333	106.9500	85.56	114,051	1989	2010	0	0	0	6.00	94.00

1 SFR MODULR – 100% - 2023 Heated Area: 1248 HX Base Yr 2023



97026 EMERALD LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2024 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		107,208
TOTAL MARKET OB/XF VALUE		2,310
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		184,518
SOH/AGL Deduction		31,646
ASSESSED VALUE		152,872
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		102,872
TOTAL JUST VALUE		184,518
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,419

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7912	MH MOVE-ON	20,000	08/22/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2541/0381	2/16/2022	WD	Q	I	01	185,000
GRANTOR: INKLINE LLC						
GRANTEE: LOWE CRYSTAL JOY						
2477/1981	6/30/2021	WD	U	I	37	93,000
GRANTOR: KG BUYS HOUSES LLC						
GRANTEE: INKLINE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 USP=[YR=2015] N10 W20 DCK=[YR=2004] W6 L4 D4 S6 E10 N10 $ S10 E20$ W36 S24 E14 DCK=[YR=2004] S8 E20 N8 W20 $ E38 N24 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	

LAND DESCRIPTION

TOTAL OB/XF 2,310

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		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