LOT 18
BENCHMARK GLEN REPLAT PB 6/168

CORBITT TAMMY RENEE/HENDERSON TERRY
95500 TYSON RD
FERNANDINA BEACH, FL 32034

2024

48-3N-28-0130-0018-0000

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	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

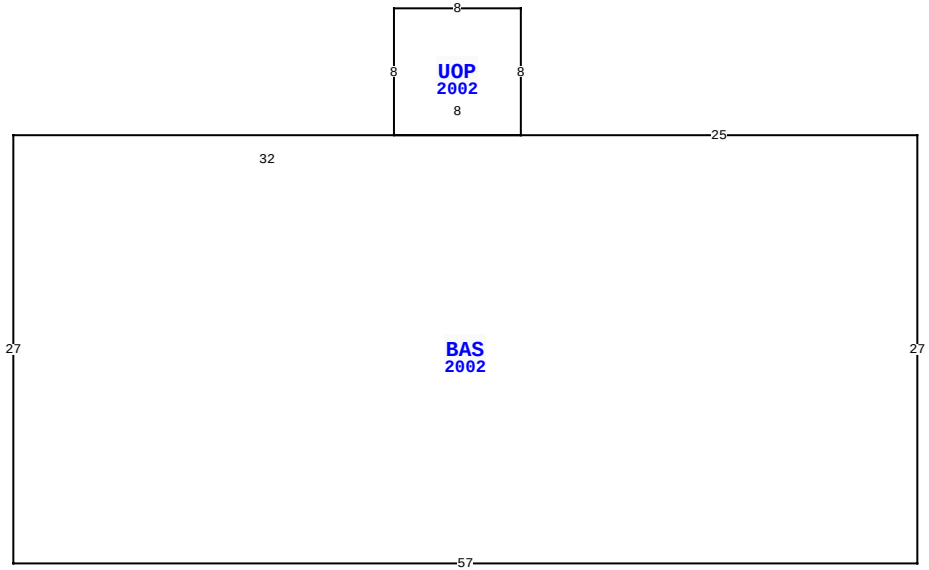
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,539	100	1,539	80,355
UOP	64	25	16	835
TOTALS	1,603		1,555	81,191

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,555	128.9200	96.69	150,353	2002	2004	0	0	0	46.00	54.00

1 M/H 94+ – 0% - 2024 Heated Area: 1539 HX Base Yr



97051 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	81,191
TOTAL MARKET OB/XF VALUE	3,010
TOTAL LAND VALUE - MARKET	82,500
TOTAL MARKET VALUE	166,701
SOH/AGL Deduction	0
ASSESSED VALUE	166,701
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	166,701
TOTAL JUST VALUE	166,701
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,126

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2006858	H/AC	0	08/01/2020
MHU02399	MH MOVE-ON	1	11/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2685/1559	12/19/2023	FJ	U	I	11	0
GRANTOR: KELLUM LOIS M EST						
GRANTEE: CORBITT TAMMY RENEE						
1094/0251	11/13/2002	WD	U	I	13	35,000
GRANTOR: CREWS JAMES L						
GRANTEE: KELLUM LARRY & LOIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W25 UOP=[YR=2002] N8 W8 S8 E8$ W32 S27 E57 N27$
.

LAND DESCRIPTION

TOTAL OB/XF 3,010

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	1.10	75,000.00	82,500.00	82,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 82,500 Market: 0 Agricultural: 0 Common: 82,500 PRINTED 08/06/2024 BY SYS