LOT 31
BENCHMARK GLEN PB5/219

SMITH MARC E & JESSICA L
97074 DIAMOND STREET
YULEE, FL 32097

2024

48-3N-28-0130-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

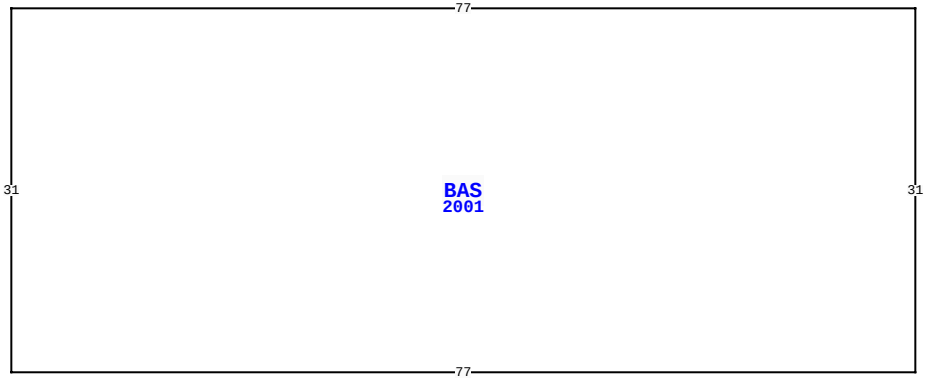
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	2,387	100	2,387	111,965
TOTALS	2,387		2,387	111,965

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,387	135.9600	101.97	243,402	2000	2000	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2002 Heated Area: 2387 HX Base Yr 2002



97074 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		111,965
TOTAL MARKET OB/XF VALUE		7,429
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		194,394
SOH/AGL Deduction		110,477
ASSESSED VALUE		83,917
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		28,917
TOTAL JUST VALUE		194,394
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,665

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013408	MH MOVE-ON	0	02/01/2001
B047104	NEW CONSTR	85,000	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2320/1741	11/19/2019	WD	U	I	11	100
GRANTOR: SMITH MARK E A/K/A MA						
GRANTEE: SMITH MARC E & JESS						
0974/0602	3/08/2001	WD	U	I	13	31,500
GRANTOR: JOHNSON JAMES L						
GRANTEE: SMITH MARK E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W77 S31 E77 N31 $.

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	2001	2001	3	85	2,975	
2	0812	CONCRETE C	0	100	0	0	1,077.00	SF	4.00	4.00	100	2001	2001	3	80	3,446	
3	0752	USP	0	100	12	10	120.00	SF	15.00	15.00	100	2009	2009	3	56	1,008	

LAND DESCRIPTION

TOTAL OB/XF 7,429

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