LOT 33 IN OR 738/1073
BENCHMARK GLEN PB5/219

MASTERS CONNIE Y
97122 DIAMOND ST
YULEE, FL 32097

2024

48-3N-28-0130-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

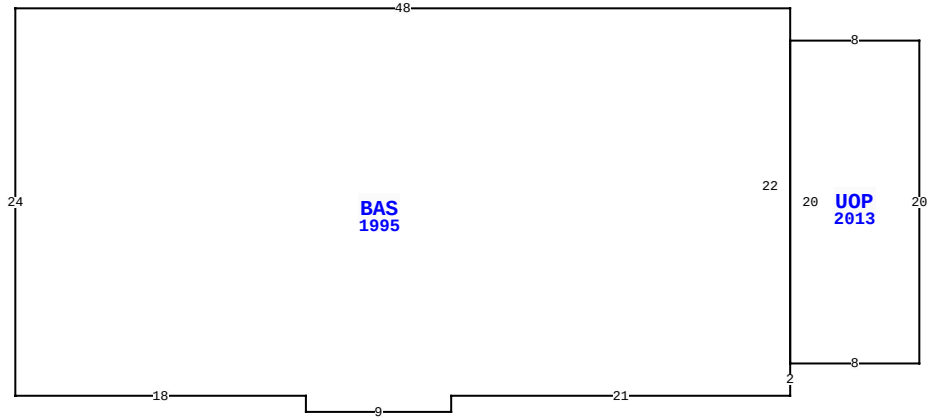
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,161	100	1,161	95,624
UOP	160	20	32	2,636
TOTALS	1,321		1,193	98,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,193	117.6600	94.13	112,297	1995	1998	0	0	0	12.50	87.50

1 SFR MODULR – 100% - 1996 Heated Area: 1161 HX Base Yr 1996



97122 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		98,260
TOTAL MARKET OB/XF VALUE		2,803
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		176,063
SOH/AGL Deduction		88,453
ASSESSED VALUE		87,610
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		37,610
TOTAL JUST VALUE		176,063
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,521

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2008619	REPAIR/RRF	3,985	10/01/2020
M1704378	H/AC	0	07/01/2017
95-1035	NEW CONSTR	0	07/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0738/1073	9/06/1995	WD	Q	I		67,100
GRANTOR: SCOTT JOHN J						
GRANTEE: MASTERS CONNIE Y						
0735/0480	7/31/1995	QC	U	V	06	100
GRANTOR: MASTERS CONNIE Y						
GRANTEE: SCOTT JOHN J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W48 S24 E18 S1 E9 N1 E21 N2 UOP=[YR=2013] E8 N20 W8 S20$ 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	0811	CONCRETE B	0	100	0	0	770.00	SF	5.20	5.20	100	1995	1995	3	70	2,803	

LAND DESCRIPTION

TOTAL OB/XF 2,803

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