LOT 34
BENCHMARK GLEN PB5/219

WOODRUFF TAYLER LEE
86027 VENETIAN AVE
YULEE, FL 32097

2024

48-3N-28-0130-0034-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

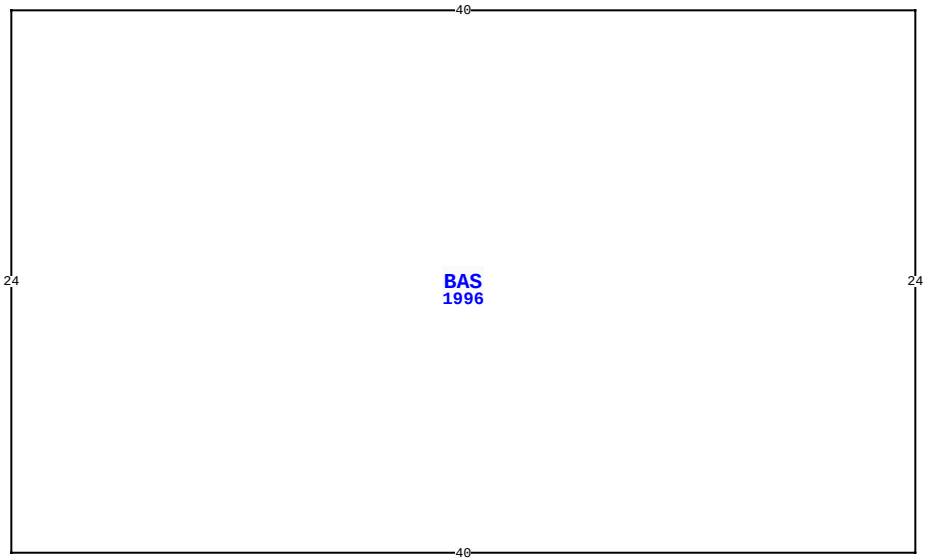
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	29,282
TOTALS	960		960	29,282

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	116.2000	87.15	83,664	1996	1996	0	0	0	65.00	35.00

1 M/H 94+ – 0% - 0 Heated Area: 960 HX Base Yr



97152 DIAMOND ST, 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	29,282
TOTAL MARKET OB/XF VALUE	4,805
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	109,087
SOH/AGL Deduction	21,101
ASSESSED VALUE	87,986
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	87,986
TOTAL JUST VALUE	109,087
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001082	MH MOVE-ON	0	01/19/2022
961356	MH MOVE-ON	0	07/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2450/1363	4/01/2021	FJ	U	I	11	100
GRANTOR: NUNEZ LINDA J EST						
GRANTEE: WOODRUFF TAYLER LEE						
1255/0782	8/27/2004	QC	U	I	01	100
GRANTOR: NUNEZ LINDA J STURGES						
GRANTEE: NUNEZ LINDA J & JAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W40 S24 E40 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	0752	USP	0	0	8	8	64.00	SF	15.00	15.00	100	2010	2010	3	60	576	
2	0756	FEP	0	0	29	8	232.00	SF	27.00	27.00	100	2010	2010	3	45	2,819	
3	0820	WOOD WALK	0	0	40	10	400.00	SF	8.81	8.81	100	2005	2005	3	40	1,410	

LAND DESCRIPTION

TOTAL OB/XF 4,805

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	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 06/23/2022 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS