LOT 36
IN OR 704 PG 26
BENCHMARK GLEN PB5/219

LEE ANGELA S & CLARENCE R
PO BOX 1718
YULEE, FL 32041-1718

2024

48-3N-28-0130-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

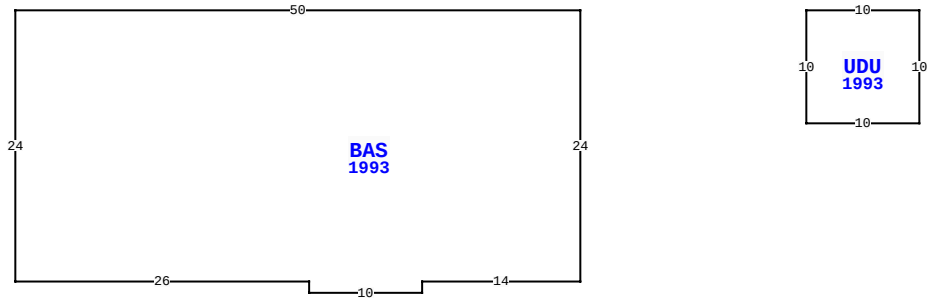
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,210	100	1,210	93,275
UDU	100	55	55	4,240
TOTALS	1,310		1,265	97,515

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,265	113.3600	90.69	114,723	1992	1992	0	0	0	15.00	85.00

1 SFR MODULR – 100% - 1995 Heated Area: 1210 HX Base Yr 1995



97091 EMERALD LN, 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		97,515
TOTAL MARKET OB/XF VALUE		3,816
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		176,331
SOH/AGL Deduction		87,308
ASSESSED VALUE		89,023
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		39,023
TOTAL JUST VALUE		176,331
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8521	XFOB	1,700	11/20/1992
8411	NEW CONSTR	46,200	10/01/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0704/0026	5/09/1994	WD	Q	I		67,500
GRANTOR: SCOTT JOHN J						
GRANTEE: LEE ANGELA & CLAREN						
0683/1707	6/30/1993	CT	U	V	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: SCOTT JOHN J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S24 E26 S1 E10 N1 E14 N24$ PTR=E20
UDU=[YR=1993] E10 S10 W10 N10$ W20$.

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	0810	CONCRETE A	0	100	0	0	344.00	SF	6.50	6.50	100	1992	1992	3	64	1,431	
2	0803	ASPHALT C	0	100	0	0	1,345.00	SF	2.00	2.00	100	1992	1992	3	50	1,345	
3	1242	WD DECK A	0	100	0	0	520.00	SF	10.00	10.00	100	1992	1992	3	20	1,040	

LAND DESCRIPTION

TOTAL OB/XF 3,816

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