LOT 39 IN OR 992/1352
BENCHMARK GLEN REPLAT PB 6/168
2001 PALH DW/MH

ENNIS ARMANEST W & PATSY J
97258 DIAMOND STREET
YULEE, FL 32041-2171

2024

48-3N-28-0130-0039-0000

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	04	PLYWOOD 80
Interior Wall	05	DRYWALL 20
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

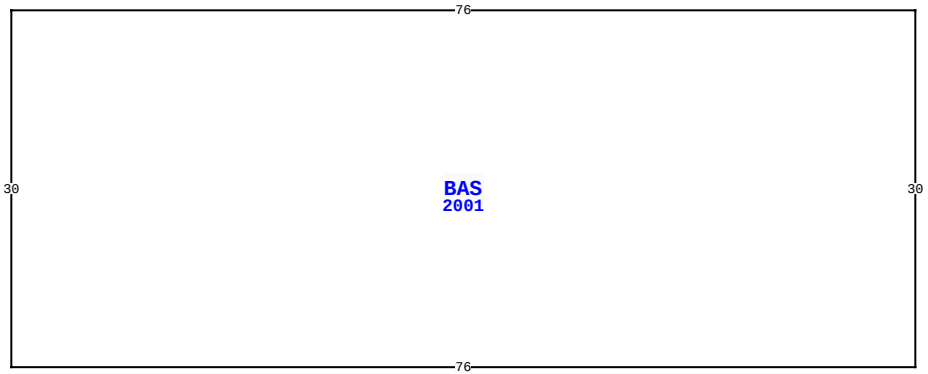
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	105,817
TOTALS	2,280		2,280	105,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	128.9200	96.69	220,453	2001	2001	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2003 Heated Area: 2280 HX Base Yr 2003



97258 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		105,817
TOTAL MARKET OB/XF VALUE		17,059
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		197,876
SOH/AGL Deduction		116,364
ASSESSED VALUE		81,512
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		31,512
TOTAL JUST VALUE		197,876
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,413

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013538	MH MOVE-ON	0	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0992/1352	6/19/2001	WD	U	I	13	33,300
GRANTOR: KENDALE INC						
GRANTEE: ENNIS ARMANEST W &						
0916/0295	1/20/2000	WD	U	V	06	100
GRANTOR: NASCO PROPERTIES INC						
GRANTEE: SCOTT JOHN P & FRAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W76 S30 E76 N30$.

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	0510	GARAGE WD-	0	100	24	30	720.00	SF	35.00	35.00	100	2001	2001	3	29	7,308	
2	0812	CONCRETE C	0	100	0	0	2,228.00	SF	4.00	4.00	100	2001	2001	3	80	7,130	
3	0753	UEP	0	100	24	14	228.00	SF	22.00	22.00	100	2001	2001	3	29	1,455	
4	0756	FEP	0	100	18	12	216.00	SF	27.00	27.00	100	2001	2001	3	20	1,166	

LAND DESCRIPTION

TOTAL OB/XF 17,059

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	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