LOT 40
BENCHMARK GLEN REPLAT PB 6/168

MARCELLI DAVID M L/E/
97284 DIAMOND STREET
YULEE, FL 32097

2024

48-3N-28-0130-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

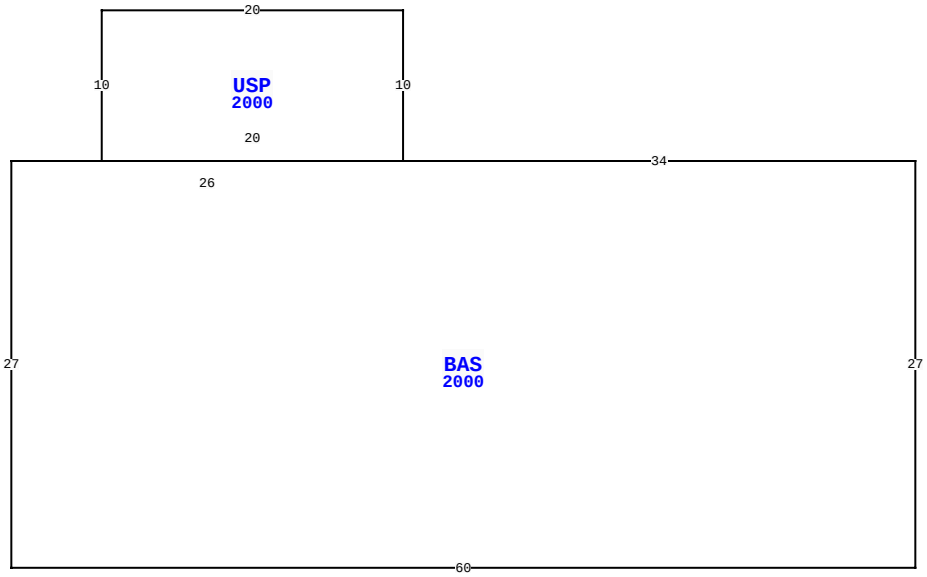
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,620	100	1,620	72,053
USP	200	50	100	4,448
TOTALS	1,820		1,720	76,501

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,720	128.9200	96.69	166,307	2000	2000	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2001 Heated Area: 1620 HX Base Yr 2001



97284 DIAMOND ST, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		76,501
TOTAL MARKET OB/XF VALUE		10,724
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		162,225
SOH/AGL Deduction		90,233
ASSESSED VALUE		71,992
TOTAL EXEMPTION VALUE	HX HB DX	51,992
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		162,225
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,392

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007550	XFOB	0	10/01/2000
MH003123	MH MOVE-ON	0	06/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2565/1938	5/26/2022	LE	U	I	11	100
GRANTOR: MARCELLI DAVID M						
GRANTEE: DEITRICK TRACI						
2181/0430	2/08/2018	QC	U	I	11	100
GRANTOR: MATTHEWS WANDA L N/K/						
GRANTEE: MARCELLI DAVID M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W34 USP=[YR=2000] N10 W20 S10 E20$ W26 S27 E60 N27$.

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	1,254.00	SF	5.20	5.20	100	2000	2000	3	79	5,151	
2	0510	GARAGE WD-	0	100	20	11	220.00	SF	29.75	29.75	100	2000	2000	3	28	1,833	
3	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2000	2000	3	20	800	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	84	2,940	

LAND DESCRIPTION

TOTAL OB/XF 10,724

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