LOT 47 2002 CHNC TW/MH
IN OR 2088/1165
CONSERVATION EMST OR 942/1471

BAINE RHONDA BEGGS
97232 EMERALD LN
YULEE, FL 32097

2024

48-3N-28-0130-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

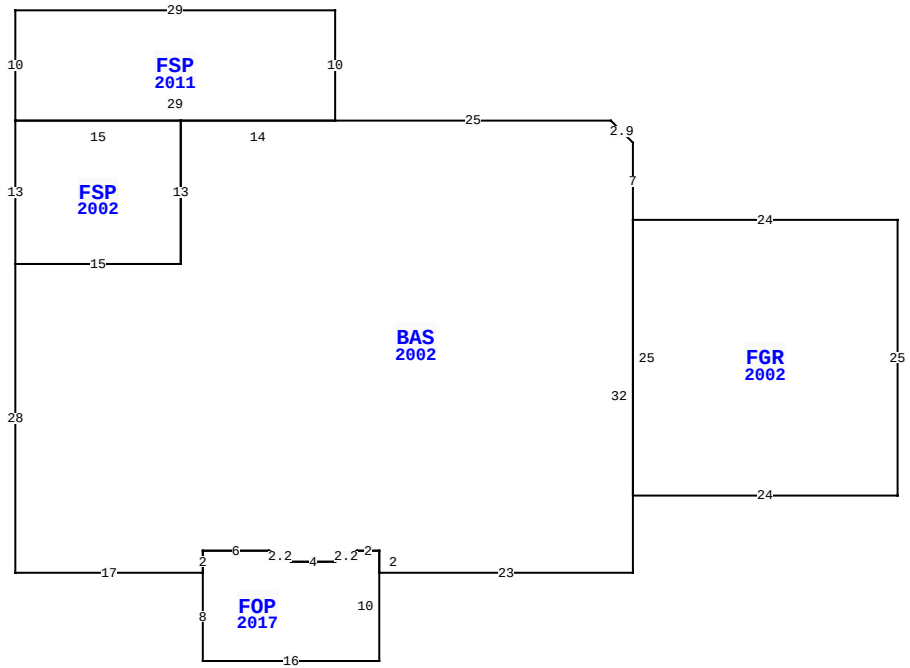
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	2,073	100	2,073	85,708
FGR	600	55	330	13,644
FOP	154	30	46	1,902
FSP	195	40	78	3,225
FSP	290	40	116	4,796
TOTALS	3,312		2,643	109,275

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	01	2,643	110.2500	82.69	218,550	2002	2002	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2003 Heated Area: 2073 HX Base Yr 2003



97232 EMERALD LN, 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		109,275
TOTAL MARKET OB/XF VALUE		4,355
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		188,630
SOH/AGL Deduction		99,133
ASSESSED VALUE		89,497
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		39,497
TOTAL JUST VALUE		188,630
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,537

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018610	GARAGE	14,400	07/01/2001
MH013537	MH MOVE-ON	0	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2088/1165	12/14/2016	QC	U	I	11	100
GRANTOR: BAINE CARL RUSSELL						
GRANTEE: BAINE RHONDA BEGGS						
1086/0365	10/09/2002	WD	U	I	24	74,000
GRANTOR: GIANNINI FELICIA RAE						
GRANTEE: BAINE CARL R & RHON						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2002] W24 BAS=[YR=2002] N7 L2 U2 W25
FSP=[YR=2011] N10 W29 S10 FSP=[YR=2002] S13 E15 N13 W15$
E29 $ W14 S13 W15 S28 E17 FOP=[YR=2017] S8 E16 N10 W2 L2 D1
W4 U1 L2 W6 S2$ N2 E6 D1 R2 E4 U1 R2 E2 S2 E23 N32 $
S25 E24 N25 $.

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	0812	CONCRETE C	0	100	0	0	1,361.00	SF	4.00	4.00	100	2001	2001	3	80	4,355	

LAND DESCRIPTION

TOTAL OB/XF 4,355

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