LOT 48
IN OR 2233/662
BENCHMARK GLEN REPLAT PB 6/168

HAMPTON TUFFY/HAMPTON KELSEY T
97252 EMERALD LANE
YULEE, FL 32097

2024

48-3N-28-0130-0048-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	11	CLAY TILE 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

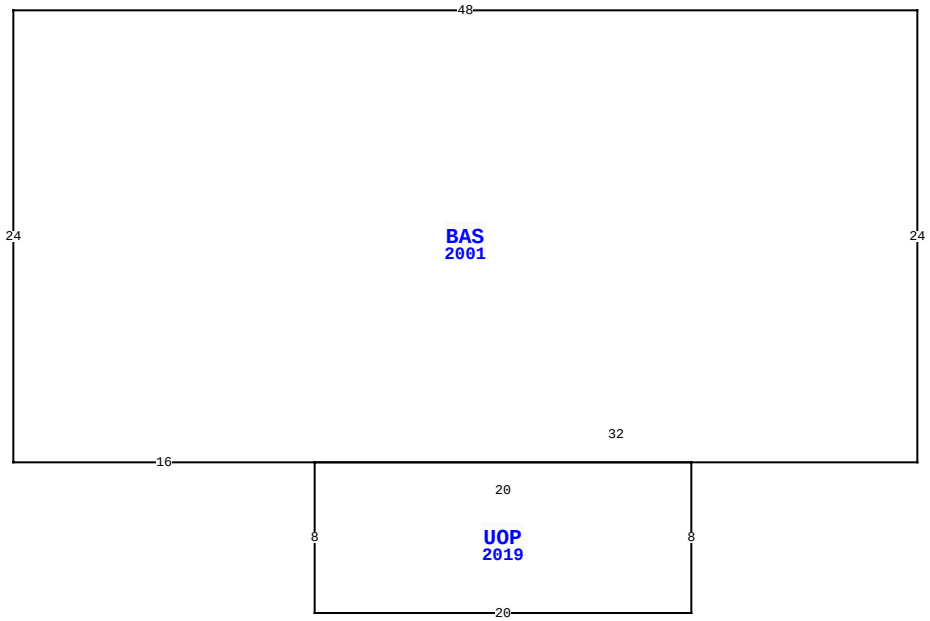
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	63,441
UOP	160	25	40	2,203
TOTALS	1,312		1,192	65,644

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,192	131.1200	98.34	117,221	2001	2005	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2019 Heated Area: 1152 HX Base Yr 2019



97252 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		65,644
TOTAL MARKET OB/XF VALUE		9,046
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		149,690
SOH/AGL Deduction		76,763
ASSESSED VALUE		72,927
TOTAL EXEMPTION VALUE	HX HB	47,927
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		149,690
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		118,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2003284	REPAIR/RRF	3,800	05/01/2020
P0363810	GARAGE	17,160	06/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2233/0662	9/21/2018	QC	U	I	11	35,500
GRANTOR: HAMPTON TUFFY						
GRANTEE: HAMPTON TUFFY T & K						
2140/1143	8/11/2017	SW	U	I	12	64,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: HAMPTON TUFFY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W48 S24 E16 UOP=[YR=2019] S8 E20 N8 W20$ E32 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	0812	CONCRETE C	0	100	0	0	1,077.00	SF	4.00	4.00	100	2001	2001	3	80	3,446	
2	0510	GARAGE WD-	0	100	20	25	500.00	SF	35.00	35.00	100	2003	2003	3	32	5,600	

LAND DESCRIPTION

TOTAL OB/XF 9,046

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 11/27/2019 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS