PT OF WM G CHRISTOPHER GRANT
SEC 50-3N-28E IN OR 266/167

SILVA MICHAEL/SILVA SHARON R ET AL
96138 MARANATHA RD
YULEE, FL 32097

2024

50-3N-28-0000-0029-0100

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

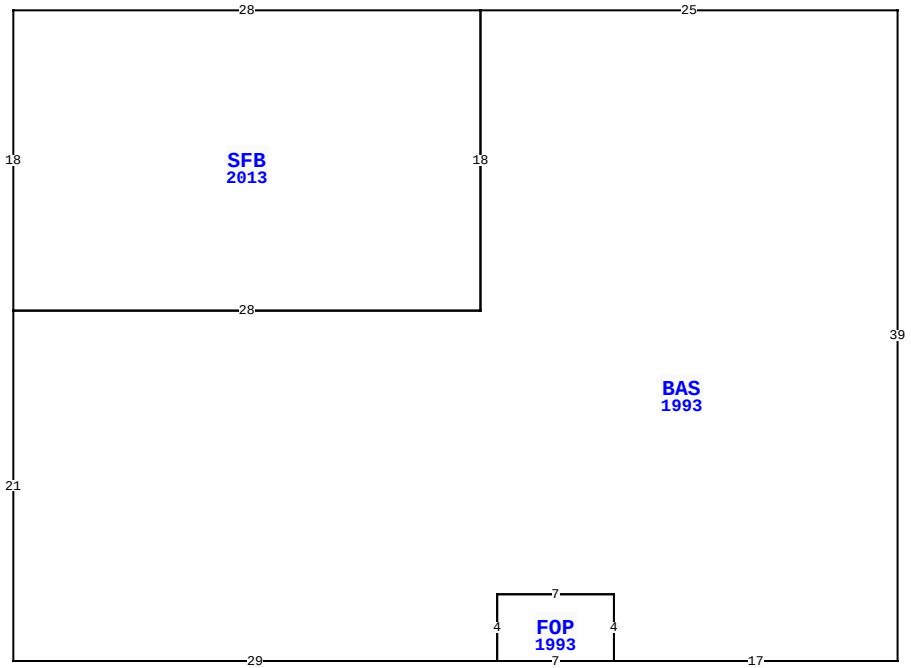
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,535	100	1,535	142,356
FOP	28	30	8	742
SFB	504	80	403	37,374
TOTALS	2,067		1,946	180,473

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,946	137.4940	130.62	254,187	1979	1985	0	0	0	29.00	71.00

1 SINGLE FAM – 100% - 1973 Heated Area: 1938 HX Base Yr 1973



96138 MARANATHA RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		187,334
TOTAL MARKET OB/XF VALUE		22,444
TOTAL LAND VALUE - MARKET		76,800
TOTAL MARKET VALUE		286,578
SOH/AGL Deduction		146,842
ASSESSED VALUE		139,736
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		89,736
TOTAL JUST VALUE		286,578
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,463

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2528/0755	2/09/2021	QC	U	I	11	100
GRANTOR: SILVA MICHAEL & SHARO						
GRANTEE: SILVA MICHAEL & SHA						
2432/1006	2/09/2021	QC	U	I	98	100
GRANTOR: SILVA MICHAEL & SHARO						
GRANTEE: SILVA MICHAEL & SHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 SFB=[YR=2013] W28 S18 E28 N18$ S18 W28 S21 E29 FOP=[YR=1993] E7 N4 W7S4$ N4 E7 S4 E17 N39$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
2	0811	CONCRETE B	0	100	0	0	504.00	SF	5.20	5.20	100	1980	1980	3	32.5	852	
3	0866	POOL FIBER	0	100	0	0	312.00	SF	72.00	72.00	100	2005	2005	3	24	5,391	
4	0845	KOOL DECK	0	100	0	0	836.00	SF	7.25	7.25	100	2005	2005	3	86	5,212	
5	0911	SCRN RM A	0	100	0	0	1,148.00	SF	17.50	17.50	100	2005	2005	3	24	4,822	
6	1076	TRELLIS A	0	100	0	0	105.00	SF	7.50	7.50	100	2005	2005	3	40	315	
7	0825	BRICK	0	100	0	0	232.00	SF	12.50	12.50	100	2005	2005	3	96	2,784	
8	0940	SHEDS/PORT	0	100	0	0	200.00	SF	30.00	30.00	100	2005	2005	3	24	1,440	

LAND DESCRIPTION

TOTAL OB/XF 22,444

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	0005	RMH	200.00	210.00	0.96	AC		1.00	1.00	1.00	80,000.00	80,000.00	76,800							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.96 Total Land Value: 76,800 Market: 0 Agricultural: 0 Common: 76,800 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

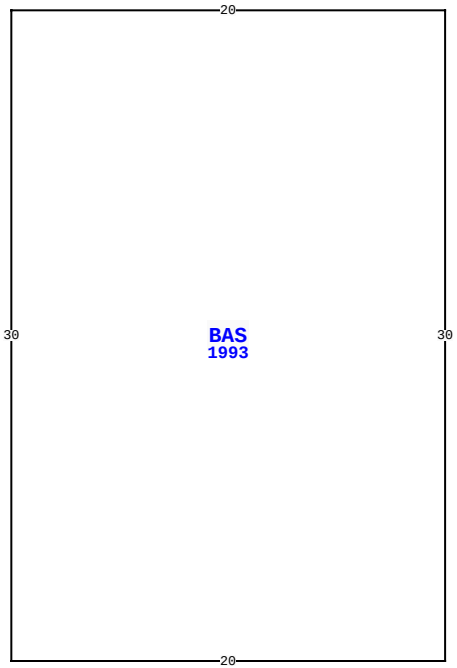
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	600	100	600	6,861
TOTALS	600		600	6,861

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	65.3400	22.87	13,722	1978	1978	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 1973 Heated Area: 600 HX Base Yr 1973



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GRANTOR: SILVA MICHAEL & SHARO						
GRANTEE: SILVA MICHAEL & SHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S30 E20 N30$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.96 Total Land Value: 76,800 Market: 0 Agricultural: 0 Common: 76,800 PRINTED 08/06/2024 BY SYS