PT OF WM G CHRISTOPHER GRANT
SEC 50-3N-28E IN OR 2131/1072
{R334293 & R334294}

ANDERSON JULIA B/ANDERSON TOMMY EUGENE ET AL
96194 MARANATHA RD
YULEE, FL 32097

2024

50-3N-28-0000-0029-0110

BUILDING CHARACTERISTICS

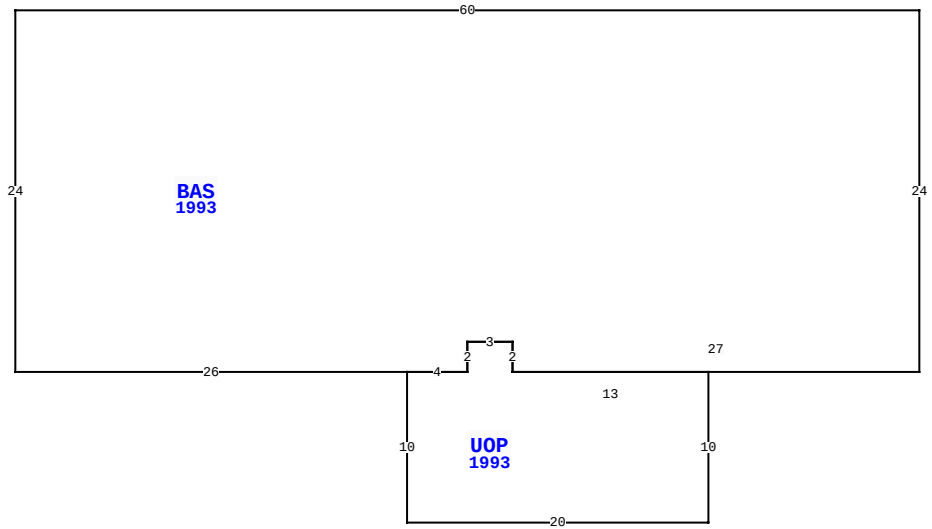
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
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	1,434	100	1,434	34,932
UOP	206	25	52	1,267
TOTALS	1,640		1,486	36,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,486	116.0000	81.20	120,663	1976	1976	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1973 Heated Area: 1434 HX Base Yr 1973



96194 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		43,219
TOTAL MARKET OB/XF VALUE		5,380
TOTAL LAND VALUE - MARKET		57,600
TOTAL MARKET VALUE		106,199
SOH/AGL Deduction		63,332
ASSESSED VALUE		42,867
TOTAL EXEMPTION VALUE	HX HB DX WX	35,000
BASE TAXABLE VALUE		7,867
TOTAL JUST VALUE		106,199
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		103,841

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2131/1072	7/06/2017	QC	U	I	11	100
GRANTOR: ANDERSON JULIA BARBAR						
GRANTEE: ANDERSON TOMMY EUGE						
1705/0462	10/20/2010	QC	U	I	11	100
GRANTOR: ANDERSON JACK						
GRANTEE: ANDERSON JACK & JUL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S24 E26 UOP=[YR=1993] S10 E20 N10 W13 N2 W3 S2 W4$ E4 N2 E3 S2 E27 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	2,279.00	SF	4.00	4.00	100	1987	1987	3	52	4,740	
2	0351	CARPORT MT	0	100	16	20	320.00	SF	10.00	10.00	100	2000	2000	3	20	640	

LAND DESCRIPTION

TOTAL OB/XF 5,380

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		RMH	100.00	210.00	0.48	AC		1.00	1.00	1.50	80,000.00	120,000.00	57,600							

REVIEW DATE 01/19/2023 BY DJA Total Acres: 0.48 Total Land Value: 57,600 Market: 0 Agricultural: 0 Common: 57,600 PRINTED 08/06/2024 BY SYS

PT OF WM G CHRISTOPHER GRANT
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2024

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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	07	NONE 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	03	Quality Level 03

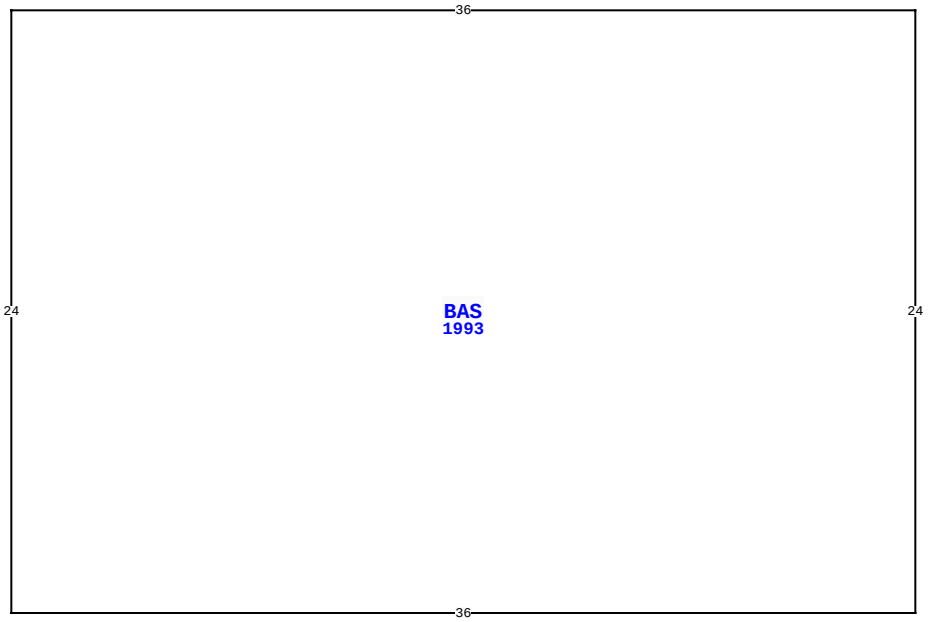
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	7,020
TOTALS	864		864	7,020

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	864	46.4400	16.25	14,040	1980	1980	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 1973 Heated Area: 864 HX Base Yr 1973



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GRANTOR: ANDERSON JACK						
GRANTEE: ANDERSON JACK & JUL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 S24 E36 N24$.

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

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