PT OF WM G CHRISTOPHER GRANT
SEC 50-3N-28E IN OR 1930/1928
1996 HOMES OF MERI TW/MH

JACKSON JEREMY
96222 MARANATHA RD
YULEE, FL 32097

2024

50-3N-28-0000-0029-0120

BUILDING CHARACTERISTICS

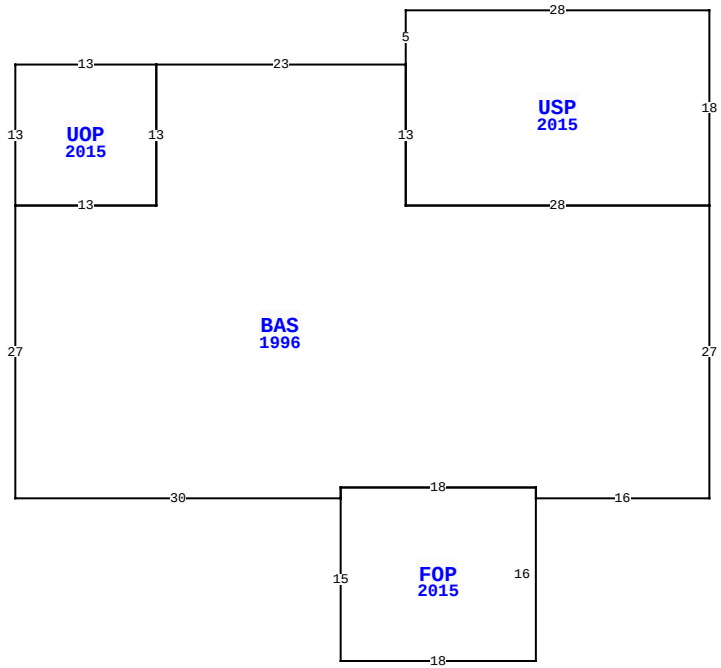
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,009	100	2,009	79,556
FOP	288	30	86	3,406
UOP	169	25	42	1,663
USP	504	50	252	9,979
TOTALS	2,970		2,389	94,604

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,389	120.0000	90.00	215,010	1996	1999	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2015 Heated Area: 2009 HX Base Yr



96222 MARANATHA RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		94,604
TOTAL MARKET OB/XF VALUE		7,209
TOTAL LAND VALUE - MARKET		76,800
TOTAL MARKET VALUE		178,613
SOH/AGL Deduction		11,565
ASSESSED VALUE		167,048
TOTAL EXEMPTION VALUE	13	167,048
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		178,613
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,659

PERMIT NUM	DESCRIPTION	AMT	ISSUED
007054	XFOB	7,000	04/01/2000
961472	MH MOVE-ON	0	08/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1930/1928	8/04/2014	CT	U	I	18	18,000
GRANTOR: CLERK OF COURT						
GRANTEE: JACKSON JEREMY						
1800/1049	6/05/2012	QC	U	I	11	22,100
GRANTOR: DEW DAVID T & MIRANDA						
GRANTEE: DEW DAVID T & MIRAN						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2015] W28 S5 BAS=[YR=1996] W23 UOP=[YR=2015] W13 S13 E13 N13$ S13 W13 S27 E30 FOP=[YR=2015] S15 E18 N16 W18 S1$ N1 E18 S1 E16 N27 W28 N13$ S13 E28 N18$.

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	0810	CONCRETE A	0	100	27	24	648.00	SF	6.50	6.50	100	1998	1998	3	75	3,159	
2	0351	CARPORT MT	0	100	15	20	300.00	SF	15.00	15.00	100	2002	2002	3	20	900	
3	0510	GARAGE WD-	0	100	15	20	300.00	SF	35.00	35.00	100	2002	2002	3	30	3,150	

LAND DESCRIPTION

TOTAL OB/XF 7,209

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

REVIEW DATE 01/12/2023 BY DJA Total Acres: 0.96 Total Land Value: 76,800 Market: 0 Agricultural: 0 Common: 76,800 PRINTED 08/06/2024 BY SYS