OR 207 PG 552
R378280 & R378281

SILVA DAVID & IDA L
96267 MARANATHA ROAD
YULEE, FL 32097

**2024**

**50-3N-28-0000-0029-0150**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

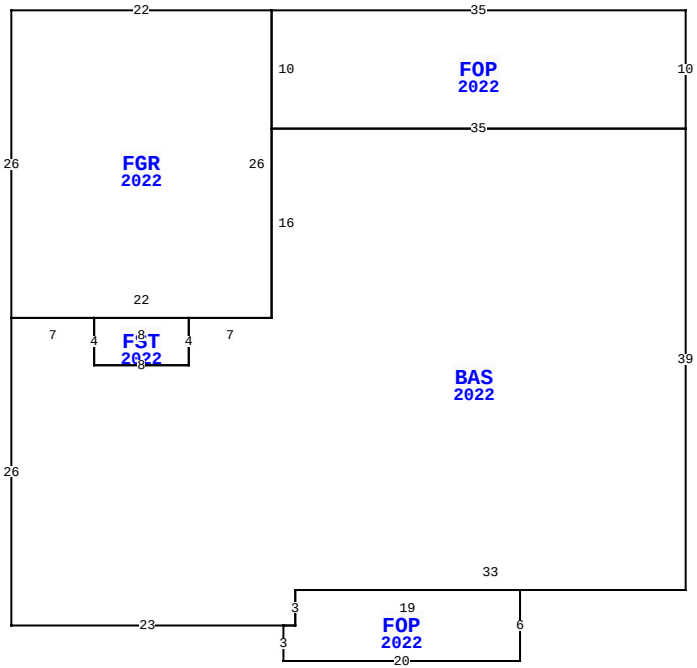
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 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 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| 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 | 1,911 | 100 | 1,911 | 315,181 |
| FGR | 572 | 55 | 315 | 51,953 |
| FOP | 117 | 30 | 35 | 5,773 |
| FOP | 350 | 30 | 105 | 17,318 |
| FST | 32 | 55 | 18 | 2,969 |
| TOTALS | 2,982 | | 2,384 | 393,193 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,384 | 109.9560 | 164.93 | 393,193 | 2022 | 2022 | 0 | 0 | 0 | 0.00 | 100.00 |

2 SFR CUST – 100% - 1989 Heated Area: 1911 HX Base Yr 1989




96267 MARANATHA RD, YULEE

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 393,193 |
| TOTAL MARKET OB/XF VALUE | | 22,838 |
| TOTAL LAND VALUE - MARKET | | 80,000 |
| TOTAL MARKET VALUE | | 496,031 |
| SOH/AGL Deduction | | 103,994 |
| ASSESSED VALUE | | 392,037 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 342,037 |
| TOTAL JUST VALUE | | 496,031 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 414,717 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| SP240006874 | NEW INGROUND SWIM | 83,485 | 06/10/2024 |
| 21010001 | CO ISSUED | 0 | 11/01/2022 |
| B2117442 | NEW CONSTR | 337,095 | 12/17/2021 |
| 3967 | N/A | 5,300 | 03/24/1987 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0207/0552 | 1/01/1975 | WD | Q | V | | 5,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |
| 0148/0228 | 1/01/1973 | WD | U | V | | 1,800 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2022] W35 FGR=[YR=2022] W22 S26 BAS=[YR=2022] S26 E23 FOP=[YR=2022] S3 E20 N6 W19 S3 W1$ E1 N3 E33 N39 W35 S16 W7 FST=[YR=2022] W8 S4 E8 N4 $ S4 W8 N4 W7$ E22 N26$ S10 E35 N10$.

## 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 | 0511 | GARAGE CB- | 0 | 100 | 30 | 20 | 600.00 | SF | 40.00 | 40.00 | 100 | 1987 | 1987 | 3 | 52 | 12,480 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 2,015.00 | SF | 4.00 | 4.00 | 100 | 2022 | 2022 | 3 | 100 | 8,060 | |
| 3 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 442.00 | SF | 5.20 | 5.20 | 100 | 2022 | 2022 | 3 | 100 | 2,298 | |

## LAND DESCRIPTION

TOTAL OB/XF 22,838

| 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 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 80,000 | | | | | | | |

REVIEW DATE 07/17/2024 BY NWX Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS