IN OR 2699/1435

MCGIVERON ROBERT SCOT & TANYA SHERRY
96089 MARANATHA RD
YULEE, FL 32097

2024

50-3N-28-0000-0029-0210

BUILDING CHARACTERISTICS

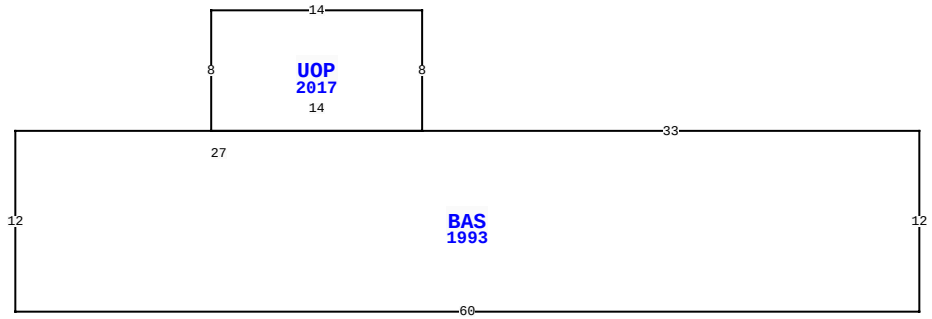
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	720	100	720	14,334
UOP	112	25	28	557
TOTALS	832		748	14,891

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	748	94.8000	66.36	49,637	1971	1971	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2018 Heated Area: 720 HX Base Yr 2018



96089 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		14,891
TOTAL MARKET OB/XF VALUE		107
TOTAL LAND VALUE - MARKET		104,000
TOTAL MARKET VALUE		118,998
SOH/AGL Deduction		86,585
ASSESSED VALUE		32,413
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		7,413
TOTAL JUST VALUE		118,998
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		117,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2699/1435	3/13/2024	WD	Q	I	01	135,000
GRANTOR: CRAWFORD MAGGIERUTH F						
GRANTEE: MCGIVERON ROBERT SC						
2196/0169	5/08/2018	QC	U	I	11	100
GRANTOR: CRAWFORD ALVIN ODEN						
GRANTEE: CRAWFORD ALVIN O &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W33 UOP=[YR=2017] N8 W14 S8 E14$ W27 S12 E60 N12 $.

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	1242	WD DECK A	0	100	8	10	80.00	SF	6.70	6.70	100	1975	1975	3	20	107	

LAND DESCRIPTION

TOTAL OB/XF 107

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	1.30	AC		1.00	1.00	1.00	80,000.00	80,000.00	104,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.30 Total Land Value: 104,000 Market: 0 Agricultural: 0 Common: 104,000 PRINTED 08/06/2024 BY SYS