IN OR 1850/734
EX 32-1
EX ESMT OR 752/617

WELLIVER DAWN C
528 BLUE DAZE
YULEE, FL 32097-0087

2024

50-3N-28-0000-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

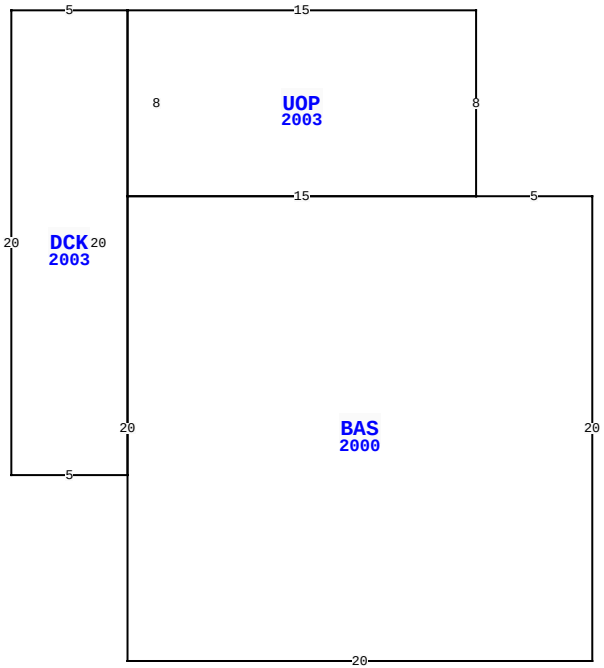
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	400	100	400	37,708
DCK	100	10	10	943
UOP	120	20	24	2,262
TOTALS	620		434	40,913

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	434	111.8150	106.22	46,099	2000	2000	0	0	0	11.25	88.75

2 SINGLE FAM – 0% - 0 Heated Area: 400 HX Base Yr



96397 MARANATHA RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	112,920
TOTAL MARKET OB/XF VALUE	26,625
TOTAL LAND VALUE - MARKET	315,000
TOTAL MARKET VALUE	454,545
SOH/AGL Deduction	25,571
ASSESSED VALUE	428,974
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	428,974
TOTAL JUST VALUE	454,545
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	389,976

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R10027	REPAIR/RRF	2,000	01/22/2007
V0326	EXT SIDING	2,300	01/22/2007
E13419	CHNGE SRVC	0	08/25/2004
V01123	REMODEL	1,000	02/01/2001
980843	REPAIR/RRF	1,800	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1850/0734	4/11/2013	WD	Q	I	02	200,000
GRANTOR: HESSENAUER BRIAN P &						
GRANTEE: WELLIVER MARK D & D						
0906/0536	11/02/1999	WD	U	I	08	75,000
GRANTOR: JOHNS GEORGE & NORA						
GRANTEE: HESSENAUER BRIAN P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W5 UOP=[YR=2003] N8 W15 DCK=[YR=2003] W5 S20 E5 N20 $ S8 E15 $ W15 S20 E20 N20 $.

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	0300	BOAT DCK W	0	0	250	5	1,250.00	SF	40.00	40.00	100	2005	2005	3	40	20,000	
2	0303	FLT DOCK W	0	0	20	8	160.00	SF	26.00	26.00	100	2008	2008	3	52	2,163	
3	0303	FLT DOCK W	0	0	20	8	160.00	SF	26.00	26.00	100	2010	2010	3	60	2,496	
4	0310	AL GANG WY	0	0	0	0	24.00	LF	115.00	115.00	100	2008	2008	3	35	966	
5	0317	DCK PLNG W	0	0	0	0	5.00	UT	1,000.00	1,000.00	100	2000	2000	3	20	1,000	

LAND DESCRIPTION

TOTAL OB/XF 26,625

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	000130	C	SFR WATER	0	0005	RMH	105.00	210.00	105.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	315,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 315,000 Market: 0 Agricultural: 0 Common: 315,000 PRINTED 08/06/2024 BY SYS

IN OR 1850/734
EX 32-1
EX ESMT OR 752/617

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NASSAU COUNTY PROPERTY

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Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

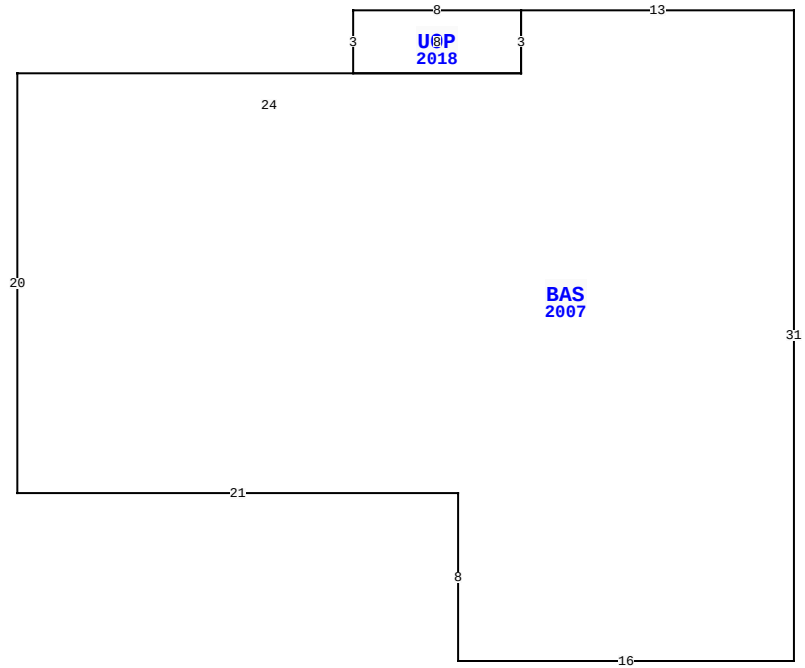
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	907	100	907	71,613
UOP	24	20	5	395
TOTALS	931		912	72,007

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	912	107.9352	102.54	93,516	1950	1960	0	0	0	23.00	77.00

3 SINGLE FAM – 0% - 0 Heated Area: 907 HX Base Yr



96397 MARANATHA RD, YULEE

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INCOME VALUE	
PREVIOUS YEAR MKT VALUE	389,976

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0906/0536	11/02/1999	WD	U	I	08	75,000
GRANTOR: JOHNS GEORGE & NORA						
GRANTEE: HESSENAUER BRIAN P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W13 UOP=[YR=2018] W8 S3 E8 N3$ S3 W24 S20 E21 S8E16 N31 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 315,000 Market: 0 Agricultural: 0 Common: 315,000 PRINTED 08/06/2024 BY SYS