

SENKUS EDWARD WILLIAM
96395 MARANATHA RD
YULEE, FL 32097

50-3N-28-0000-0032-0010

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall30VINYL 70

Exterior Wall03BELOW AVG. 30

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 90

Interior Floo08SHT VINYL 10

Air Condition02WINDOW 100

Heating Type03FORCED AIR 100

Bedrooms3 100

Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
1. 100
0 100

Quality03Quality Level 03

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4031.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS1,1521001,15221,329

BAS2801002805,184

TOTALS1,4321,43226,514

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PNTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTAPNORM% COND

0820021,432105.800074.06106,05419931993000570.0025.00

1 M/H 93- - 100% - 2023Heated Area: 1432HX Base Yr 2023

BAS2005

BAS1993

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

04/22/2024MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE41,977

TOTAL MARKET OB/XF VALUE43,204

TOTAL LAND VALUE - MARKET315,000

TOTAL MARKET VALUE400,181

SOH/AGL Deduction140,927

ASSESSED VALUE259,254

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE209,254

TOTAL JUST VALUE400,181

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE339,863

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U / V / I / RSN CD SALE PRICE

1331/14947/08/2005WDQI01377,000

GRANTOR: JOHNS DAVID HARDY

GRANTEE: SENKUS EDWARD WILLI

0687/01088/23/1993WUUI01100

GRANTOR: JOHNS GEORGE & NORA

GRANTEE: JOHNS DAVID HARDY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 BAS=[YR=2005] N14 W20 S14 E20 \$ W34 S24 E48 N24 \$.

EXTRA FEATURES

96395 MARANATHA RD, YULEE

LNOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100199319933742,590

20940SHEDS/PORT01001610160.00SF30.0030.0010019981998320960

31242WD DECK A010000226.00SF6.006.0010020052005324325

40300BOAT DCK W010034551,725.00SF40.0040.001002008200835235,880

50310AL GANG WY01000020.00LF115.00115.0010020062006327621

60317DCK PLNG W0100002.00UT1,000.001,000.0010020062006327540

70303FLT DOCK W01002010200.00SF26.0026.00100200620063442,288

TOTAL OB/XF43,204

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000130CSFR WATER100RMH105.00210.00105.00FF1.001.001.003,000.003,000.00315,000

REVIEW DATE12/23/2020BYKWTotal Acres: 0.00Total Land Value: 315,000Market: 0Agricultural: 0Common: 315,000PRINTED 08/06/2024 BY SYS

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