LOT 3
BENCHMARK GLEN REPLAT PB 6/168

PALACIOS OSCAR ALLAN URIBE
85132 LINA ROAD
FERNANDINA BEACH, FL 32034

2025

48-3N-28-0130-0003-0000

BUILDING CHARACTERISTICS

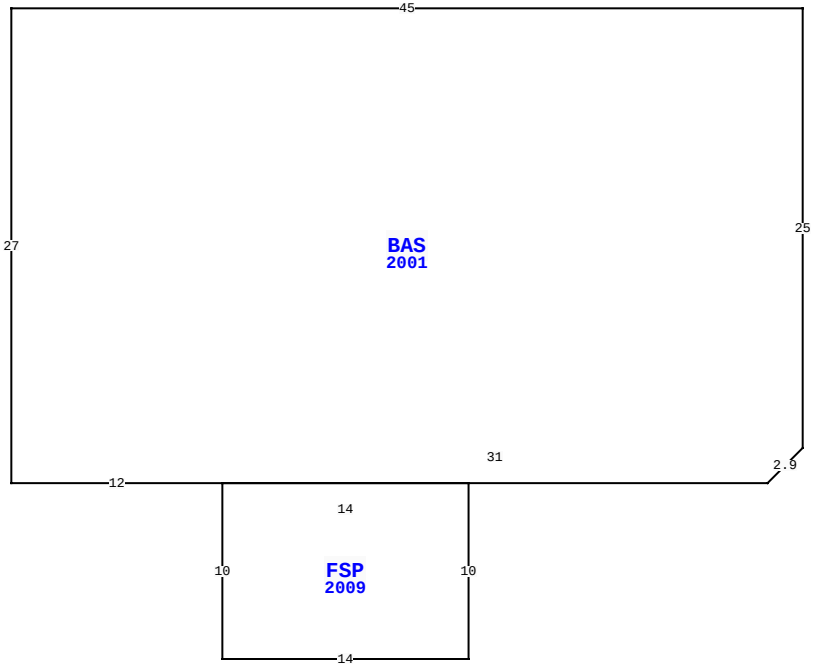
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD4 Adjustme	04	. 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,213	100	2001	1,213	78,360
FSP	140	60	2009	84	5,426
TOTALS	1,353			1,297	83,786

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,297	95.0000	80.75	104,733	2001	2016	0	0	0	20.00	80.00

1 M/H 94+ – 0% - 2024 Heated Area: 1213 HX Base Yr



97103 GLEN ST, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 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	83,786
TOTAL MARKET OB/XF VALUE	6,469
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	215,255
SOH/AGL Deduction	39,145
ASSESSED VALUE	176,110
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	176,110
TOTAL JUST VALUE	215,255
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	160,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2611/1195	1/03/2023	WD	Q	I	01	210,000
GRANTOR: BOETS PHILIPPE L & VI						
GRANTEE: OAKACIOS OSCAR ALLE						
1926/1750	7/07/2014	WD	Q	I	01	71,500
GRANTOR: BOHANNON GAYLE L						
GRANTEE: BOETS PHILIPPE L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001;ORIG=0,0] W45 S27 E12 E31 U2R2 N25 $
FSP=[YR=2009;ORIG=-33,27] S10 E14 N10 W14 $
.

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	0811	CONCRETE B	0	0	0	0	1,248.00	SF	5.20	5.20	100	2001	2001	3	79	5,127	
2	0350	CARPORT WD	0	0	16	18	288.00	SF	13.00	13.00	100	2001	2001	3	20	749	
3	0752	USP	0	0	7	4	28.00	SF	15.00	15.00	100	2001	2001	3	28	118	
4	0350	CARPORT WD	0	0	7	12	84.00	SF	13.00	13.00	100	2001	2001	3	20	218	
5	0940	SHEDS/PORT	0	0	8	8	64.00	SF	20.10	20.10	100	2003	2003	3	20	257	

LAND DESCRIPTION

TOTAL OB/XF 6,469

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	000100	C	RES	0	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 05/27/2020 BY KWA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS