PT OF WM G CHRISTOPHER GRANT
SEC 50-3N-28E IN OR 562/202 &
OR 1734/1266

CROFT JAMES K
96338 MARANATHA RD
YULEE, FL 32097

2025

50-3N-28-0000-0029-0090

BUILDING CHARACTERISTICS

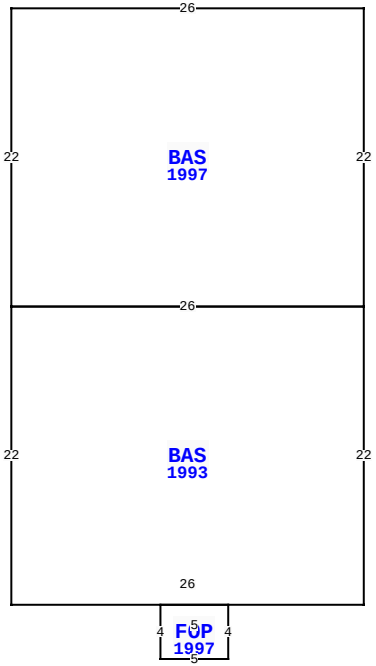
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
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	572	100	1993	572	80,377
BAS	572	100	1997	572	80,377
FOP	20	30	1997	6	843
TOTALS	1,164			1,150	161,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,150	130.2210	171.89	197,674	1970	1980	0	0	0	18.25	81.75

1 SNGL FAM – 100% - 2001 Heated Area: 1144 HX Base Yr 2001



96338 MARANATHA RD, YULEE

BLD DATE		LGL DATE	04/11/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		161,598
TOTAL MARKET OB/XF VALUE		7,491
TOTAL LAND VALUE - MARKET		463,812
TOTAL MARKET VALUE		632,901
SOH/AGL Deduction		321,216
ASSESSED VALUE		311,685
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		260,963
TOTAL JUST VALUE		632,901
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		584,445

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7795	CHNGE SRVC	400	11/04/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0562/0202	1/31/1989	QC	Q	I	06	100
GRANTOR: DELANEY DON & CAROL						
GRANTEE: CROFT JAMES K						
0507/0267	12/01/1986	AD	Q	I		104,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997;ORIG=0,0] W26 S22 E26 N22 $
BAS=[YR=1993;ORIG=-26,22] S22 E26 N22 W26 $
FOP=[YR=1997;ORIG=-10,44] S4 W5 N4 E5 $
.

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	100	0	0	1,502.00	SF	0.40	0.40	100	2005	2005	3	36	216	
2	0303	FLT DOCK W	0	100	12	26	312.00	SF	0.26	0.26	100	2005	2005	3	36	29	
3	0311	WD GANG WY	0	100	0	0	20.00	SF	0.45	0.45	100	2005	2005	3	22	2	
4	0803	ASPHALT C	0	100	0	0	5,968.00	SF	2.00	2.00	100	2005	2005	3	54	6,445	
5	0317	DCK PLNG W	0	100	0	0	3.00	UT	10.00	10.00	100	2005	2005	3	22	7	
6	0940	SHEDS/PORT	0	100	15	8	120.00	SF	30.00	30.00	100	2005	2005	3	22	792	

LAND DESCRIPTION

TOTAL OB/XF 7,491

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	000131	C	RES CREEK	100		RMH	150.00	361.00	150.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	450,000							
2	000100	C	RES	100		RMH	0.00	0.00	0.25	AC		1.00	1.00	0.65	85,000.00	55,250.00	13,812							

REVIEW DATE 10/28/2024 BY NWA Total Acres: 0.25 Total Land Value: 463,812 Market: 0 Agricultural: 0 Common: 463,812 PRINTED 07/30/2025 BY SYS