PT OF WM G CHRISTOPHER GRANT
SEC 50-3N-28E IN OR 217/653

CREWS THOMAS & BEVERLY A
96174 MARANATHA ROAD
YULEE, FL 32097-7036

2025

50-3N-28-0000-0029-0130

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 04

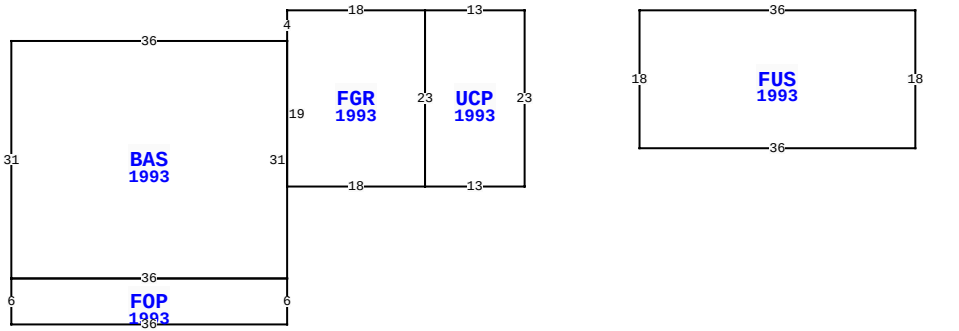
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,116	100	1993	1,116	108,295
FGR	414	55	1993	228	22,125
FOP	216	30	1993	65	6,307
FUS	648	100	1993	648	62,881
UCP	299	20	1993	60	5,822
TOTALS	2,693			2,117	205,431

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,117	118.3350	118.34	250,526	1988	1988	0	0	0	18.00	82.00

1 SINGLE FAM – 100% - 1973 Heated Area: 1764 HX Base Yr 1973



96174 MARANATHA RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 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	205,431
TOTAL MARKET OB/XF VALUE	8,153
TOTAL LAND VALUE - MARKET	61,200
TOTAL MARKET VALUE	274,784
SOH/AGL Deduction	123,708
ASSESSED VALUE	151,076
TOTAL EXEMPTION VALUE	HX HB DX 55,722
BASE TAXABLE VALUE	95,354
TOTAL JUST VALUE	274,784
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	262,256

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2591	H/AC	2,590	06/07/1988
3538	NEW CONSTR	37,725	08/01/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0217/0653	1/01/1976	WD	Q	V		1,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W13 FGR=[YR=1993] W18 S4 BAS=[YR=1993] W36 S31 FOP=[YR=1993] S6 E36 N6 W36 $ E36 N31 $ S19 E18 N23 $ S23 E13 N23 $ PTR= E15 FUS=[YR=1993] E36 S18W36 N18 $ W15 $.

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	0940	SHEDS/PORT	0	100	10	16	160.00	SF	30.00	30.00	100	1980	1980	3	20	960	
2	0350	CARPORT WD	0	100	0	0	462.00	SF	13.00	13.00	100	1981	1981	3	20	1,201	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	
4	0351	CARPORT MT	0	100	18	20	360.00	SF	10.00	10.00	100	2000	2000	3	20	720	
5	0812	CONCRETE C	0	100	0	0	1,108.00	SF	4.00	4.00	100	1996	1996	3	70	3,102	

LAND DESCRIPTION

TOTAL OB/XF 8,153

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	100		RMH	100.00	210.00	0.48	AC		1.00	1.00	1.50	85,000.00	127,500.00	61,200							

REVIEW DATE 01/19/2023 BY DJA Total Acres: 0.48 Total Land Value: 61,200 Market: 0 Agricultural: 0 Common: 61,200 PRINTED 07/30/2025 BY SYS