IN OR 2031/1572

LOPEZ FERNANDO A & PERLA L
96057 MARANATHA ROAD
YULEE, FL 32097

2025

50-3N-28-0000-0029-0380

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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

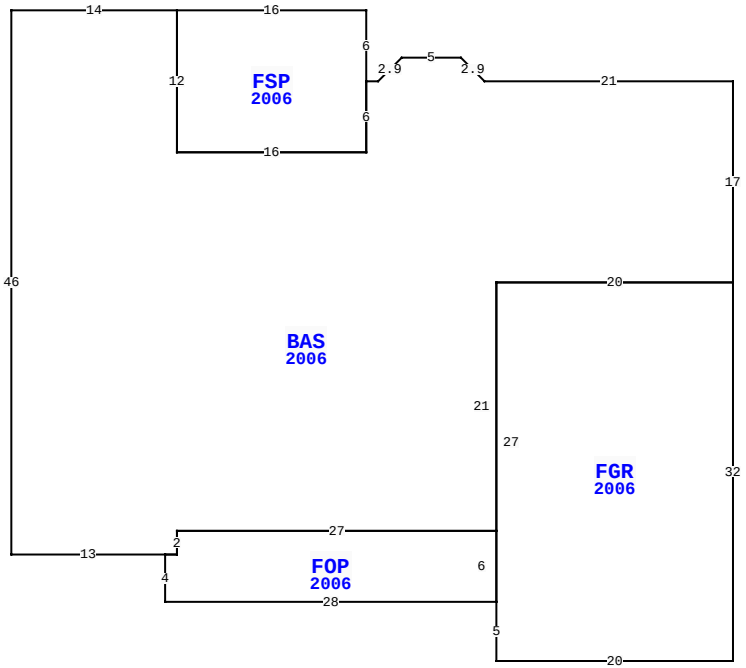
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,928	100	2006	1,928	269,050
FGR	640	55	2006	352	49,121
FOP	166	30	2006	50	6,978
FSP	192	40	2006	77	10,745
TOTALS	2,926			2,407	335,893

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,407	116.1741	153.35	369,113	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 0% - 0 Heated Area: 1928 HX Base Yr



96057 MARANATHA RD, YULEE

BLD DATE	04/11/2007	RK	LGL DATE	
XF DATE	04/11/2007	RK	LAND DATE	04/14/2025 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	335,893
TOTAL MARKET OB/XF VALUE	10,338
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	471,231
SOH/AGL Deduction	115,883
ASSESSED VALUE	355,348
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	355,348
TOTAL JUST VALUE	471,231
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	405,425

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0617093	NEW CONSTR	0	01/01/2006
C0617093	CO ISSUED	0	01/01/2006
B17147	NEW CONSTR	0	01/01/2006
C17147	NEW CONSTR	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2031/1572	2/26/2016	WD	Q	I	01	262,000
GRANTOR: JOHNSON CAROL						
GRANTEE: LOPEZ FERNANDO A &						
1670/0833	3/11/2010	WD	U	I	11	100
GRANTOR: JOHNSON HOMEBUILDERS						
GRANTEE: JOHNSON ARNOLD & CA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W21 U2 L2 W5 D2 L2 W1 FSP=[YR=2006] N6 W16 S12 E16 N6 $ S6 W16 N12 W14 S46 E13 FOP=[YR=2006] S4 E28 FGR=[YR=2006] S5 E20 N32 W20 S27 $ N6 W27 S2 W1 $ E1 N2 E27 N21 E20 N17 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
2	0812	CONCRETE C	0	0	0	0	1,296.00	SF	4.00	4.00	100	2006	2006	3	86	4,458	
3	0855	CONC PAVER	0	0	0	0	238.00	SF	7.00	7.00	100	2006	2006	3	86	1,433	
4	1076	TRELLIS A	0	0	0	0	1,076.00	SF	1.50	1.50	100	2006	2006	3	40	646	
5	0350	CARPORT WD	0	0	0	0	220.00	SF	13.00	13.00	100	2006	2006	3	24	686	

LAND DESCRIPTION

TOTAL OB/XF 10,338

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		RMH	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.64 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS