N1/2 OF PAR
IN OR 1331/1494
ESMT IN OR 688/1407

SENKUS EDWARD WILLIAM
96395 MARANATHA RD
YULEE, FL 32097

2025

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

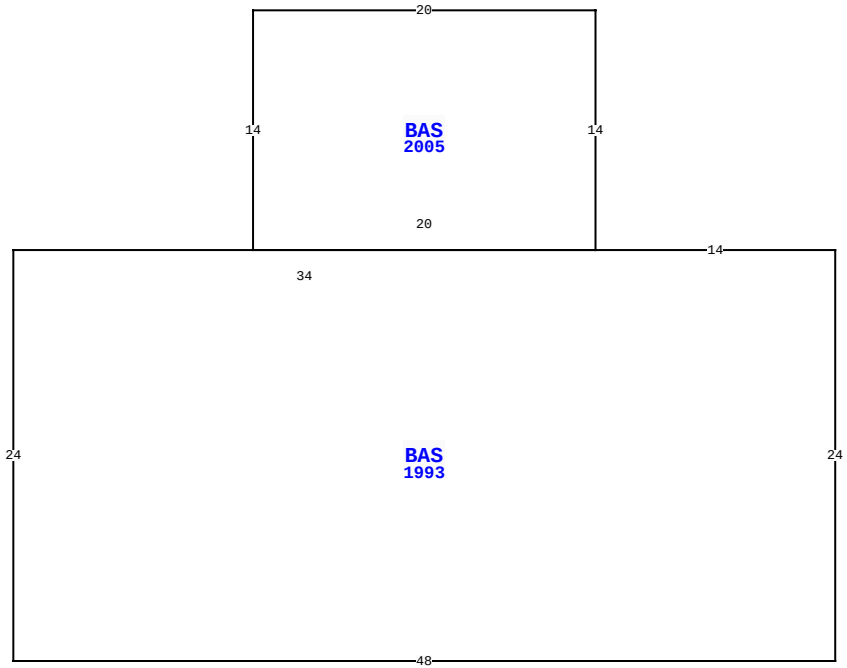
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	03	BELOW AVG. 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,152	100	1993	1,152	24,376
BAS	280	100	2005	280	5,925
TOTALS	1,432			1,432	30,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,432	105.8000	84.64	121,204	1993	1993	0	0	5	70.00	25.00

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



96395 MARANATHA RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		46,475
TOTAL MARKET OB/XF VALUE		40,010
TOTAL LAND VALUE - MARKET		315,000
TOTAL MARKET VALUE		401,485
SOH/AGL Deduction		134,713
ASSESSED VALUE		266,772
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		216,050
TOTAL JUST VALUE		401,485
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		400,181

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B203972	GARAGE	53,323	05/27/2020
93-225	MH MOVE-ON	27,400	10/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1331/1494	7/08/2005	WD	Q	I		377,000
GRANTOR: JOHNS DAVID HARDY						
GRANTEE: SENKUS EDWARD WILLI						
0687/0108	8/23/1993	WD	Q	I	01	100
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

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	
2	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	1998	1998	3	20	960	
3	1242	WD DECK A	0	100	0	0	226.00	SF	6.00	6.00	100	2005	2005	3	22	298	
4	0300	BOAT DCK W	0	100	345	5	1,725.00	SF	40.00	40.00	100	2008	2008	3	48	33,120	
5	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2006	2006	3	24	552	
6	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2006	2006	3	24	480	
7	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	26.00	100	2006	2006	3	40	2,080	

LAND DESCRIPTION

TOTAL OB/XF 40,010

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	105.00	210.00	105.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	315,000							

REVIEW DATE 12/23/2020 BY KW Total Acres: 0.00 Total Land Value: 315,000 Market: 0 Agricultural: 0 Common: 315,000 PRINTED 07/30/2025 BY SYS

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ESMT IN OR 688/1407

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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

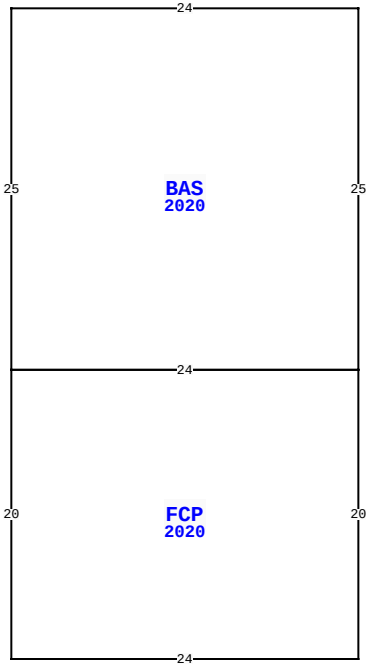
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2020	600	13,478
FCP	480	25	2020	120	2,696
TOTALS	1,080			720	16,174

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	63.2500	23.40	16,848	2020	2020	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2023 Heated Area: 600 HX Base Yr 2023



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GRANTOR: JOHNS GEORGE & NORA						
GRANTEE: JOHNS DAVID HARDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W24 S25 FCP=[YR=2020] S20 E24 N20 W24$ E24 N25$.

EXTRA FEATURES

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LAND DESCRIPTION

TOTAL OB/XF 0

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

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