



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	113,010
FGR	414	55	1993	228	23,088
FOP	216	30	1993	65	6,582
FUS	648	100	1993	648	65,619
UCP	299	20	1993	60	6,076

TOTALS	2,693			2,117	214,375
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0	100	10	16	160.00	SF	30.00	30.00	
2	0350	CARPORT WD	0	100	0	0	462.00	SF	13.00	13.00	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
4	0351	CARPORT MT	0	100	18	20	360.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		RMH	100.00	210.00	0.48	AC	

REVIEW DATE	01/19/2023	BY	DJA
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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	124.25	263,037	1988	1988	0	0	0 18.50	81.50
1 SINGLE FAM 100% - 1973 Heated Area: 1764 HX Base Yr 1973											

96174 MARANATHA RD, YULEE	BLD DATE	LGL DATE	03/25/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	60	2,100	
4	0351	CARPORT MT	0	100	18	20	360.00	SF	10.00	10.00	100	2000	2000	3	20	720	

TOTAL OB/XF											
4,981											

Total Acres: 0.48	Total Land Value: 64,800	Market: 0	Agricultural: 0	Common: 64,800
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1 4

VALUATION BY		STANDARD
Tax Group: 4		Tax Dist:
BUILDING MARKET VALUE		214,375
TOTAL MARKET OB/XF VALUE		4,981
TOTAL LAND VALUE - MARKET		64,800
TOTAL MARKET VALUE		284,156
SOH/AGL Deduction		129,001
ASSESSED VALUE		155,155
TOTAL EXEMPTION VALUE		56,411
HX HB WX		
BASE TAXABLE VALUE		98,744
TOTAL JUST VALUE		284,156
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,784

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	5/17/1976	WD	Q	V		1,000	
GRANTOR: MCKENDREE JACK M & BE							
GRANTEE: CREWS THOMAS & BEVE							

BUILDING NOTES											
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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 \$.											