LOT 5
IN OR 2210/293
GLYN WOOD COURT PB 4/89

MAUK LINDA S
4617 GLYNWOODS CT
FERNANDINA BEACH, FL 32034

2023

00-00-30-0263-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

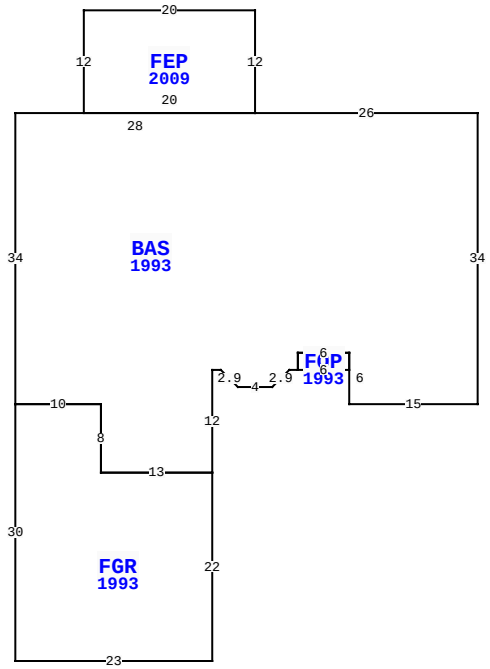
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,876	100	1,876	214,897
FEP	240	80	192	21,994
FGR	586	55	322	36,885
FOP	12	30	4	458
TOTALS	2,714		2,394	274,235

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,394	114.8364	136.37	326,470	1983	1990	0	0	0	16.00	84.00

1 SNGL FAM – 100% - 2019 Heated Area: 1876 HX Base Yr 2019



4617 GLYN WOODS CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		274,235
TOTAL MARKET OB/XF VALUE		10,901
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		535,136
SOH/AGL Deduction		263,016
ASSESSED VALUE		272,120
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		222,120
TOTAL JUST VALUE		535,136
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		488,092

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25157	09012011	3,325	09/01/2011
4724	SWIM POOL	9,800	03/11/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2210/0293	7/15/2018	QC	U	I	11	100
GRANTOR: MONTOYA-AVILA DANIEL						
GRANTEE: MAUK LINDA S						
0999/1904	7/27/2001	WD	Q	I		184,700
GRANTOR: WOLFA CHARLES & KATHY						
GRANTEE: MONTOYA-AVILA DANIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 FEP=[YR=2009] N12 W20 S12 E20 $ W28 S34 FGR=[YR=1993] S30 E23 N22 W13N8 W10$ E10 S8 E13 N12 E1 D2 R2 E4 U2 R2 E1 FOP=[YR=1993] E6 N2 W6 S2$ N2 E6 S6 E15 N34 $.

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
3	0810	CONCRETE A	0	100	114	3	342.00	SF	6.50	6.50	100	1983	1983	3	44	978	
4	0861	POOL GUNIT	0	100	36	13	468.00	SF	85.00	85.00	100	1989	1989	3	20	7,956	
5	0845	KOOL DECK	0	100	0	0	456.00	SF	7.25	7.25	100	1989	1989	3	59.5	1,967	

LAND DESCRIPTION

TOTAL OB/XF 10,901

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	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 04/09/2020 BY DJA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS