

BLOCK D LOT N 87 1/2  
FT OF 11 & 12  
IN OR 505 PG 1161

GREEN EDWARD R  
96316 GLENWOOD RD  
YULEE, FL 32097

2023

00-00-31-100A-000D-0111



| BUILDING CHARACTERISTICS                                                                                                                      |                  |                  |                      | MARKET ADJUSTMENTS               |      |           |             |                |                |                |           |          |             |         |            | NASSAU COUNTY PROPERTY |                             |                             |      |         |                           |     |    |        |  |           |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|----------------------|----------------------------------|------|-----------|-------------|----------------|----------------|----------------|-----------|----------|-------------|---------|------------|------------------------|-----------------------------|-----------------------------|------|---------|---------------------------|-----|----|--------|--|-----------|--|--|--|--|--|--|
| ELEMENT                                                                                                                                       | CD               | CONSTRUCTION     |                      | TYPE                             | MDL  | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB            | EYB       | ECON     | FNCT        |         | NORM       | % COND                 | PAGE 1 of 1 2               |                             |      |         |                           |     |    |        |  |           |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                 | 07               | ASB SHNGLE 70    |                      | 0100                             | 01   | 997       | 114.5880    | 103.42         | 103,110        | 1945           | 1995      | 0        | 0           | 0       | 18.08      | 81.92                  | VALUATION BY STANDARD       |                             |      |         |                           |     |    |        |  |           |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                 | 10               | ABOVE AVG 30     |                      | 1 SINGLE FAM - 0% - 0            |      |           |             |                |                |                |           |          |             |         |            |                        | Heated Area: 925 HX Base Yr |                             |      |         |                           |     |    |        |  |           |  |  |  |  |  |  |
| Roof Structure                                                                                                                                | 03               | GABLE/HIP 100    |                      |                                  |      |           |             |                |                |                |           |          |             |         |            |                        |                             |                             |      |         | Tax Group: 2              |     |    |        |  | Tax Dist: |  |  |  |  |  |  |
| Roof Cover                                                                                                                                    | 12               | MODULAR MT 100   |                      |                                  |      |           |             |                |                |                |           |          |             |         |            |                        |                             |                             |      |         | BUILDING MARKET VALUE     |     |    |        |  | 84,468    |  |  |  |  |  |  |
| Interior Wall                                                                                                                                 | 05               | DRYWALL 100      |                      |                                  |      |           |             |                |                |                |           |          |             |         |            |                        |                             |                             |      |         | TOTAL MARKET OB/XF VALUE  |     |    |        |  | 5,646     |  |  |  |  |  |  |
| Interior Floor                                                                                                                                | 12               | HARDWOOD 80      |                      |                                  |      |           |             |                |                |                |           |          |             |         |            |                        |                             |                             |      |         | TOTAL LAND VALUE - MARKET |     |    |        |  | 211,200   |  |  |  |  |  |  |
| Interior Floor                                                                                                                                | 11               | CLAY TILE 20     |                      |                                  |      |           |             |                |                |                |           |          |             |         |            |                        |                             |                             |      |         | TOTAL MARKET VALUE        |     |    |        |  | 301,314   |  |  |  |  |  |  |
| Air Condition                                                                                                                                 | 03               | CENTRAL 100      |                      |                                  |      |           |             |                |                |                |           |          |             |         |            |                        |                             |                             |      |         | SOH/AGL Deduction         |     |    |        |  | 101,611   |  |  |  |  |  |  |
| Heating Type                                                                                                                                  | 04               | AIR DUCTED 100   |                      |                                  |      |           |             |                |                |                |           |          |             |         |            |                        |                             |                             |      |         | ASSESSED VALUE            |     |    |        |  | 199,703   |  |  |  |  |  |  |
| Bedrooms                                                                                                                                      | 2                | 100              |                      |                                  |      |           |             |                |                |                |           |          |             |         |            |                        |                             |                             |      |         | TOTAL EXEMPTION VALUE     |     |    |        |  | 0         |  |  |  |  |  |  |
| Bathrooms                                                                                                                                     | 1                | 100              |                      |                                  |      |           |             |                |                |                |           |          |             |         |            |                        |                             |                             |      |         | BASE TAXABLE VALUE        |     |    |        |  | 199,703   |  |  |  |  |  |  |
| Frame                                                                                                                                         | 02               | WOOD FRAME 100   |                      |                                  |      |           |             |                |                |                |           |          |             |         |            |                        |                             |                             |      |         | TOTAL JUST VALUE          |     |    |        |  | 301,314   |  |  |  |  |  |  |
| Stories                                                                                                                                       | 1.               | 1. 100           |                      | NCON VALUE                       |      |           |             |                | 0              |                |           |          |             |         |            |                        |                             |                             |      |         |                           |     |    |        |  |           |  |  |  |  |  |  |
| Units                                                                                                                                         | 0                | 100              |                      | INCOME VALUE                     |      |           |             |                |                |                |           |          |             |         |            |                        |                             |                             |      |         |                           |     |    |        |  |           |  |  |  |  |  |  |
| BUD8 Adjustme                                                                                                                                 | 02               | DIST FB 100      |                      | PREVIOUS YEAR MKT VALUE          |      |           |             |                | 208,037        |                |           |          |             |         |            |                        |                             |                             |      |         |                           |     |    |        |  |           |  |  |  |  |  |  |
| Occupancy                                                                                                                                     | 00               | NONE 100         |                      |                                  |      |           |             |                |                |                |           |          |             |         |            |                        |                             |                             |      |         |                           |     |    |        |  |           |  |  |  |  |  |  |
| Quality                                                                                                                                       | 03               | Quality Level 03 |                      |                                  |      |           |             |                |                |                |           |          |             |         |            |                        |                             |                             |      |         |                           |     |    |        |  |           |  |  |  |  |  |  |
| DOR CODE                                                                                                                                      | 0100             | SINGLE FAMILY    |                      |                                  |      |           |             |                |                |                |           |          |             |         |            |                        |                             |                             |      |         |                           |     |    |        |  |           |  |  |  |  |  |  |
| MAP NUM                                                                                                                                       |                  | MKT AREA         | 01                   |                                  |      |           |             |                |                |                |           |          |             |         |            |                        |                             |                             |      |         |                           |     |    |        |  |           |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                              | 1008.00          |                  |                      |                                  |      |           |             |                |                |                |           |          |             |         |            |                        |                             |                             |      |         |                           |     |    |        |  |           |  |  |  |  |  |  |
| AREA TYPE                                                                                                                                     | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA         | SUBAREA MARKET VALUE             |      |           |             |                |                |                |           |          |             |         |            |                        |                             |                             |      |         |                           |     |    |        |  |           |  |  |  |  |  |  |
| BAS                                                                                                                                           | 925              | 100              | 925                  | 78,368                           |      |           |             |                |                |                |           |          |             |         |            |                        |                             |                             |      |         |                           |     |    |        |  |           |  |  |  |  |  |  |
| DCK                                                                                                                                           | 25               | 10               | 2                    | 170                              |      |           |             |                |                |                |           |          |             |         |            |                        |                             |                             |      |         |                           |     |    |        |  |           |  |  |  |  |  |  |
| DCK                                                                                                                                           | 41               | 10               | 4                    | 339                              |      |           |             |                |                |                |           |          |             |         |            |                        |                             |                             |      |         |                           |     |    |        |  |           |  |  |  |  |  |  |
| FOP                                                                                                                                           | 16               | 30               | 5                    | 424                              |      |           |             |                |                |                |           |          |             |         |            |                        |                             |                             |      |         |                           |     |    |        |  |           |  |  |  |  |  |  |
| FSP                                                                                                                                           | 140              | 40               | 56                   | 4,745                            |      |           |             |                |                |                |           |          |             |         |            |                        |                             |                             |      |         |                           |     |    |        |  |           |  |  |  |  |  |  |
| STR                                                                                                                                           | 12               | 10               | 1                    | 84                               |      |           |             |                |                |                |           |          |             |         |            |                        |                             |                             |      |         |                           |     |    |        |  |           |  |  |  |  |  |  |
| STR                                                                                                                                           | 15               | 10               | 2                    | 170                              |      |           |             |                |                |                |           |          |             |         |            |                        |                             |                             |      |         |                           |     |    |        |  |           |  |  |  |  |  |  |
| STR                                                                                                                                           | 16               | 10               | 2                    | 170                              |      |           |             |                |                |                |           |          |             |         |            |                        |                             |                             |      |         |                           |     |    |        |  |           |  |  |  |  |  |  |
| TOTALS                                                                                                                                        | 1,190            |                  | 997                  | 84,468                           |      |           |             |                |                |                |           |          |             |         |            |                        |                             |                             |      |         |                           |     |    |        |  |           |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                |                  |                  |                      | 107 CITRONA DR, FERNANDINA BEACH |      |           |             |                |                |                |           |          |             |         |            |                        |                             |                             |      |         |                           |     |    |        |  |           |  |  |  |  |  |  |
| 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                                                                                                                                             | 0810             | CONCRETE A       | 0                    | 0                                | 0    | 0         | 450.00      | SF             | 6.50           | 6.50           | 100       | 1990     | 1990        | 3       | 62         | 1,814                  |                             |                             |      |         |                           |     |    |        |  |           |  |  |  |  |  |  |
| 2                                                                                                                                             | 0510             | GARAGE WD-       | 0                    | 0                                | 0    | 0         | 372.00      | SF             | 35.00          | 35.00          | 100       | 1990     | 1990        | 3       | 20         | 2,604                  |                             |                             |      |         |                           |     |    |        |  |           |  |  |  |  |  |  |
| 3                                                                                                                                             | 0510             | GARAGE WD-       | 0                    | 0                                | 18   | 12        | 216.00      | SF             | 19.60          | 19.60          | 100       | 2000     | 2000        | 3       | 29         | 1,228                  |                             |                             |      |         |                           |     |    |        |  |           |  |  |  |  |  |  |
| TOTAL OB/XF 5,646                                                                                                                             |                  |                  |                      |                                  |      |           |             |                |                |                |           |          |             |         |            |                        |                             |                             |      |         |                           |     |    |        |  |           |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                              |                  |                  |                      |                                  |      |           |             |                |                |                |           |          |             |         |            |                        |                             |                             |      |         |                           |     |    |        |  |           |  |  |  |  |  |  |
| L N                                                                                                                                           | USE CODE         | CLS              | LAND USE DESCRIPTION | CAP                              | R D  | LOC ZONE  | FRONT       | DEPTH          | TOT LND UTS    | UNIT TYPE      | D T       | DPH 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                  | 0                                | 0006 | R-1       | 88.00       | 100.00         | 88.00          | FF             |           | 1.00     | 1.00        | 1.00    | 2,400.00   | 2,400.00               | 211,200                     |                             |      |         |                           |     |    |        |  |           |  |  |  |  |  |  |
| REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 211,200 Market: 0 Agricultural: 0 Common: 211,200 PRINTED 08/02/2023 BY SYS |                  |                  |                      |                                  |      |           |             |                |                |                |           |          |             |         |            |                        |                             |                             |      |         |                           |     |    |        |  |           |  |  |  |  |  |  |