LOT 50
IN OR 1217/1049
REPLAT OF GLEN LAUREL PB 6/128

IVEY PAUL
96003 GLEN LAUREL CT
YULEE, FL 32097

2023

44-3N-28-528G-0050-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

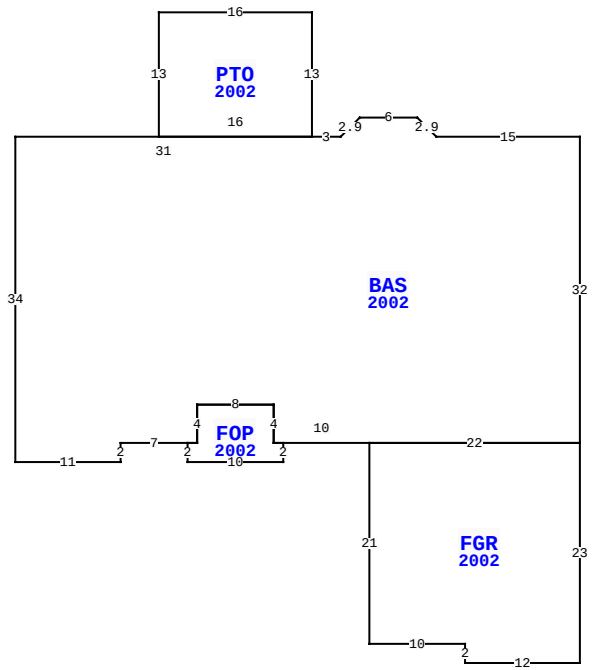
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4065.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,894	100	1,894	227,666
FGR	486	55	267	32,095
FOP	52	30	16	1,923
PTO	208	5	10	1,202
TOTALS	2,640		2,187	262,887

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,187	112.1610	133.19	291,287	2002	2002	0	0	0	9.75	90.25

1 SNGL FAM – 100% - 2005 Heated Area: 1894 HX Base Yr 2005



96003 GLEN LAUREL CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/14/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		262,887
TOTAL MARKET OB/XF VALUE		8,915
TOTAL LAND VALUE - MARKET		118,800
TOTAL MARKET VALUE		390,602
SOH/AGL Deduction		218,646
ASSESSED VALUE		171,956
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		121,956
TOTAL JUST VALUE		390,602
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,086

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209706	NEW CONSTR	137,668	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1217/1049	3/24/2004	WD	Q	I		209,000
GRANTOR: WINCH JAMES M & RENEE						
GRANTEE: IVEY PAUL						
1088/1956	10/21/2002	WD	Q	I		174,400
GRANTOR: HALLMARK HOMES INC						
GRANTEE: WINCH JAMES & RENEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W15 U2 L2 W6 D2 L2 W3 PTO=[YR=2002] N13 W16 S13 E16 $ W31S34 E11 N2 E7 FOP=[YR=2002] S2 E10 N2 W1 N4 W8 S4 W1 $ E1 N4 E8 S4 E10 FGR=[YR=2002] S21 E10 S2 E12N23 W22 $ E22 N32 $.

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	2002	2002	3	87	3,045	
2	0812	CONCRETE C	0	100	0	0	1,768.00	SF	4.00	4.00	100	2002	2002	3	83	5,870	

LAND DESCRIPTION

TOTAL OB/XF 8,915

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	000115	C	SFR ACRES	100			0.00	0.00	1.65	AC		1.00	1.00	0.90	80,000.00	72,000.00	118,800							

REVIEW DATE 04/23/2019 BY KWA Total Acres: 1.65 Total Land Value: 118,800 Market: 0 Agricultural: 0 Common: 118,800 PRINTED 08/02/2023 BY SYS