

WHITAKER DAVID B & JEANETTE R
96094 GLENWOOD RD
YULEE, FL 32097

46-3N-28-5340-0026-0000

BUILDING CHARACTERISTICS

ELEMENTCD05 AVERAGE 80
20 FACE BRICK 20
03 GABLE/HIP 100
03 COMP SHNGL 100
05 DRYWALL 100
14 CARPET 80
08 SHT VINYL 20
03 CENTRAL 100
04 AIR DUCTED 100
3 100
2 100
02 WOOD FRAME 100
1. 1. 100
0 100
00 NONE 100

03 Quality Level 03
0100 SINGLE FAMILY
MKT AREA 04
4021.00
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE
BAS 1,776 100 1,776 184,417
FGR 480 55 264 27,413
FOP 145 30 44 4,569

TOTALS 2,401 2,084 216,399

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND
0900 01 2,084 104.4680 124.06 258,541 1992 1992 0 0 16.30 83.70
1 SNGL FAM - 0% - 0 Heated Area: 1776 HX Base Yr

Diagram showing building footprint and lot area.

FOP 1993 BAS 1993 FGR 1993

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY
VALUATION BY STANDARD
Tax Group: 4 Tax Dist:
BUILDING MARKET VALUE 216,399
TOTAL MARKET OB/XF VALUE 3,128
TOTAL LAND VALUE - MARKET 80,000
TOTAL MARKET VALUE 299,527
SOH/AGL Deduction 53,013
ASSESSED VALUE 246,514
TOTAL EXEMPTION VALUE 0
BASE TAXABLE VALUE 246,514
TOTAL JUST VALUE 299,527
NCON VALUE 0
INCOME VALUE
PREVIOUS YEAR MKT VALUE 271,880

PERMIT NUM DESCRIPTION AMT ISSUED
7659 NEW CONSTR 80,646 11/04/1991

SALES DATA
OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE
1060/0386 6/05/2002 WD Q I 99,700
GRANTOR: WHITEHEAD THOMAS N &
GRANTEE: WHITAKER DAVID B &
0651/1203 3/16/1992 WD Q I 99,700
GRANTOR: SEAWARD HOMES INC
GRANTEE: WHITEHEAD THOMAS &

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W54 S31 E10 FOP=[YR=1993] S5 E19 N5 W9 N5 W10 S5 \$ N5 E10 S5 E9 S5 E5 FGR=[YR=1993] S24 E20 N24 W20 \$ E20 N2 E3 N9 W3 N25 \$.

EXTRA FEATURES

96091 NORTH SHORE DR, FERNANDINA BEACH FL 32110
BLD DATE
XF DATE
INC DATE LGL DATE
LAND 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 0812 CONCRETE C 0 0 0 0 1,185.00 SF 4.00 4.00 100 1992 1992 3 66 3,128

LAND DESCRIPTION

TOTAL OB/XF 3,128

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 0 RS-1 0.00 0.00 1.00 LT 1.00 1.00 1.00 80,000.00 80,000.00 80,000

REVIEW DATE 11/25/2019 BY KWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS