



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 70
Interior Wall	08 DECORATIVE 30
Interior Floo	15 HARDTILE 60
Interior Floo	09 PINE WOOD 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

Quality	01 Quality Level 01
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4029.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,278	100	1,278	132,332
FOP	440	30	132	13,668
FST	96	55	53	5,488
FUS	384	100	384	39,761
UDG	672	55	370	38,312
USP	80	30	24	2,485
USP	182	30	55	5,695

TOTALS	3,132	2,296	237,741
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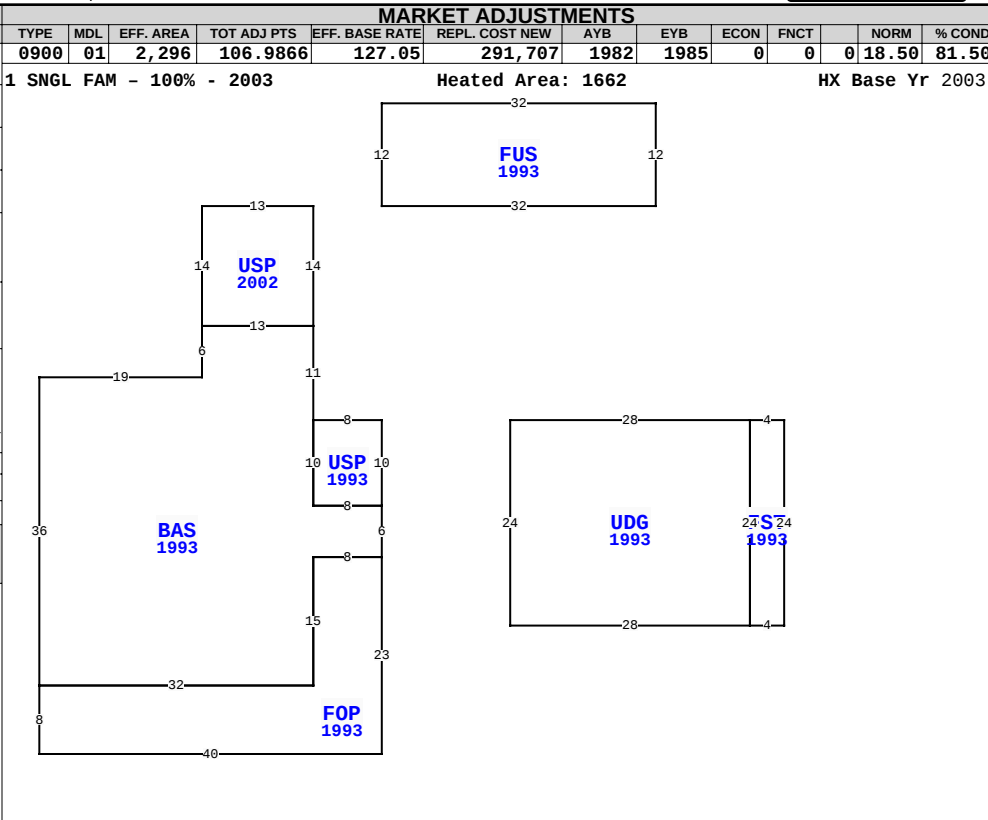
EXTRA FEATURES	
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L N	OB/UF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/UF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	54	1,890	
3	0920	CWALL-WD/M	0 100	0	0	105.00	LF	390.00	390.00	100	2002	2002	3	21	8,600	
4	1241	WD DECK G	0 100	0	0	940.00	UT	11.50	11.50	100	2002	2002	3	32	3,459	
5	0812	CONCRETE C	0 100	0	0	1,440.00	SF	4.00	4.00	100	2002	2002	3	83	4,781	
6	0752	USP	0 100	0	0	225.00	SF	15.00	15.00	100	2002	2002	3	32	1,080	
7	0940	SHEDS/PORT	0 100	0	0	238.00	SF	30.00	30.00	100	2002	2002	3	21	1,499	

LAND DESCRIPTION	
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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	000116	C	SFR MARSH	100	0008	RS-1	0.00	0.00	1.85	AC		1.00	1.00	1.00	80,000.00	80,000.00	148,000							
2	009620	C	MARSH	0			0.00	0.00	2.27	AC		1.00	1.00	1.00	100.00	100.00	227							

REVIEW DATE	12/12/2018	BY	KWX
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96315 GLENWOOD RD, YULEE	BLD DATE	LGL DATE	06/21/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	OB/UF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/UF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	54	1,890	
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6	0752	USP	0 100	0	0	225.00	SF	15.00	15.00	100	2002	2002	3	32	1,080	
7	0940	SHEDS/PORT	0 100	0	0	238.00	SF	30.00	30.00	100	2002	2002	3	21	1,499	

TOTAL OB/UF	21,309
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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	000116	C	SFR MARSH	100	0008	RS-1	0.00	0.00	1.85	AC		1.00	1.00	1.00	80,000.00	80,000.00	148,000							
2	009620	C	MARSH	0			0.00	0.00	2.27	AC		1.00	1.00	1.00	100.00	100.00	227							

REVIEW DATE	12/12/2018	BY	KWX
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Total Acres:	4.12	Total Land Value:	148,227	Market:	0	Agricultural:	0	Common:	148,227
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			237,741
TOTAL MARKET OB/UF VALUE			21,309
TOTAL LAND VALUE - MARKET			148,227
TOTAL MARKET VALUE			407,277
SOH/AGL Deduction			133,354
ASSESSED VALUE			273,923
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			223,923
TOTAL JUST VALUE			407,277
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			349,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E03747	ELEC OTHER	0	06/01/2017
1168	NEW CONSTR	33,988	01/02/1982

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1136/1023	5/12/2003	WD	U	I	07	100
GRANTOR: ROSZELL TIMOTHY J & N						
GRANTEE: MORRISSEY THOMAS K						
1068/0294	7/12/2002	WD	Q	I		325,000
GRANTOR: ROSZELL TIMOTHY J & N						
GRANTEE: MORRISSEY THOMAS K						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1993] W8 BAS=[YR=1993] N11USP=[YR=2002] N14 W13 S14 E13 \$ W13 S6 W19 S36 FOP=[YR=1993] S8 E40 N23 W8 S15 W32 \$ E32 N15 E8 N6 W8 N10\$ S10 E8N10 \$ PTR= E15 UDG=[YR=1993] E28FST=[YR=1993] E4 S24 W4 N24 \$ S24 W28 N24 \$ W15 \$ PTR= N25 FUS=[YR=1993] N12 E32 S12 W32 \$ S25 \$.