PT UNNUMBERED 31.5 ACRE TRACT
OF PBK 1/1 & PT OF GOVT LOT 2
OF SEC 56-3N-28E IN OR 381/533

GORDON LILLIAN A
105 S 15TH ST
FERNANDINA BEACH, FL 32034

2023

50-3N-28-5280-0001-009A

BUILDING CHARACTERISTICS

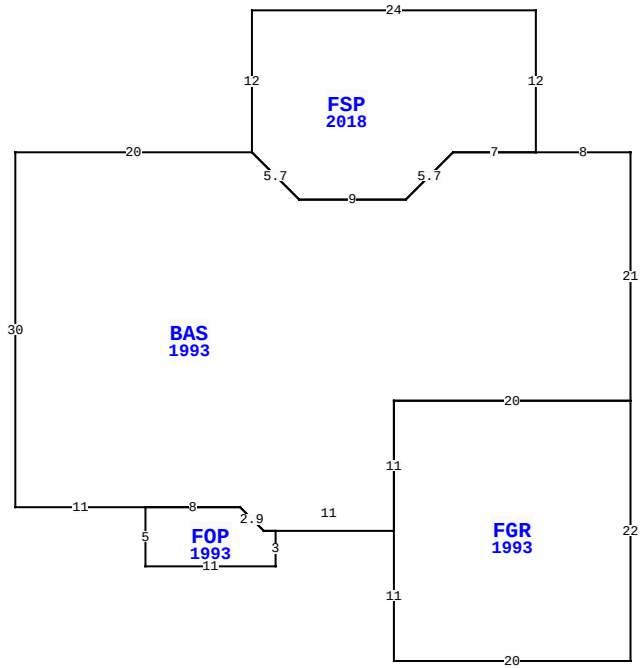
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	1,352	132,698
FGR	440	55	242	23,752
FOP	51	30	15	1,472
FSP	340	40	136	13,349
TOTALS	2,183		1,745	171,271

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,745	126.8300	114.46	199,733	1993	1993	0	0	0	14.25	85.75

1 SINGLE FAM – 0% - 0 Heated Area: 1352 HX Base Yr



96223 GLENWOOD RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/21/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	171,271
TOTAL MARKET OB/XF VALUE	13,123
TOTAL LAND VALUE - MARKET	184,900
TOTAL MARKET VALUE	369,294
SOH/AGL Deduction	79,283
ASSESSED VALUE	290,011
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	290,011
TOTAL JUST VALUE	369,294
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	348,130

PERMIT NUM	DESCRIPTION	AMT	ISSUED
96 3027	SWIM POOL	10,000	07/17/1996
8493	NEW CONSTR	67,465	11/06/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0381/0533	3/15/1983	QC	U	I	06	100
GRANTOR: HADDOCK ELIZABETH						
GRANTEE: GORDON WALTER LADD						
0322/0716	10/01/1980	WD	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 FSP=[YR=2018] N12 W24 S12 D4 R4 E9 U4 R4 E7$ W7 D4 L4 W9 U4 L4 W20 S30 E11 FOP=[YR=1993] S5 E11 N3 W1 U2 L2 W8$ E8 D2 R2 E11 FGR=[YR=1993] S11 E20 N22 W20S11$ N11 E20 N21$.

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	0811	CONCRETE B	0	0	0	0	936.00	SF	5.20	5.20	100	1993	1993	3	68	3,310	
2	0845	KOOL DECK	0	0	94	4	376.00	SF	7.25	7.25	100	1996	1996	3	73	1,990	
3	0861	POOL GUNIT	0	0	15	28	420.00	SF	85.00	85.00	100	1996	1996	3	20	7,140	
4	0810	CONCRETE A	0	0	18	8	144.00	SF	6.50	6.50	100	1996	1996	3	73	683	

LAND DESCRIPTION

TOTAL OB/XF 13,123

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	000116	C	SFR MARSH	0	0008	RS-1	225.00	488.00	2.31	AC		1.00	1.00	1.00	80,000.00	80,000.00	184,800							
2	009620	C	MARSH	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	100.00	100.00	100							

REVIEW DATE 12/11/2018 BY KW Total Acres: 3.31 Total Land Value: 184,900 Market: 0 Agricultural: 0 Common: 184,900 PRINTED 08/02/2023 BY SYS