PT UNNUMBERED 32 ACRE TRACT OF
PBK 1/1 IN OR 1744/539 BEING
PARAGRAPH 1 (EX ESMT'S IN

GREEN EDWARD R ET AL/MELANSON MARIA J
96316 GLENWOOD RD
YULEE, FL 32097

2023

50-3N-28-5280-0001-012A

BUILDING CHARACTERISTICS

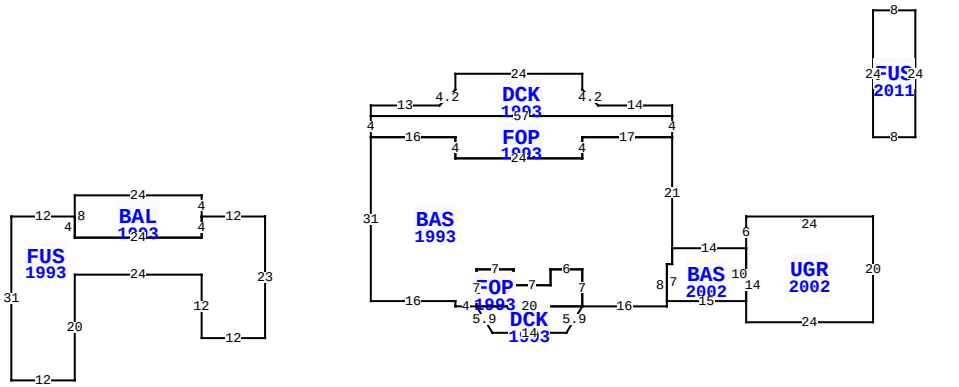
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	18	SLATE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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
BAL	192	15	29	3,428
BAS	1,585	100	1,585	187,326
BAS	147	100	147	17,374
DCK	85	10	8	946
DCK	267	10	27	3,191
FOP	119	30	36	4,255
FOP	324	30	97	11,464
FUS	816	100	816	96,441
FUS	192	100	192	22,692
UGR	480	45	216	25,529
TOTALS	4,207		3,153	372,642

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,153	110.4000	131.10	413,358	1991	2002	0	0	0	9.85	90.15

1 SNGL FAM – 100% - 2012 Heated Area: 2740 HX Base Yr 2012



96316 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 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		425,978
TOTAL MARKET OB/XF VALUE		53,111
TOTAL LAND VALUE - MARKET		233,600
TOTAL MARKET VALUE		712,689
SOH/AGL Deduction		289,594
ASSESSED VALUE		423,095
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		368,095
TOTAL JUST VALUE		712,689
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		605,971

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25296	R/R	4,000	11/01/2011
93-0609	GARAGE	8,160	11/01/1993
8252	XFOB	10,200	07/21/1992
6986	NEW CONSTR	96,242	02/04/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1744/0539	6/20/2011	WD	Q	I	02	540,000
GRANTOR: ROCKEFELLER MARILYN R						
GRANTEE: GREEN EDWARD R & MA						
1555/0487	3/11/2008	WD	Q	I		825,000
GRANTOR: COONROD INVESTMENTS L						
GRANTEE: ROCKEKFELLER MARILY						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2002] W24 S6 BAS=[YR=2002] W14 BAS=[YR=1993] N21 FOP=[YR=1993] N4 DCK=[YR=1993] N2 W14 U3 L3 N3 W24 S3 D3 L3 W13 S2 E57$ W57 S4 E16 S4 E24 N4 E17$ W17 S4 W24 N4 W16 S31 E16 S1 E4 DCK=[YR=1993] D5 R3 E14 U5 R3 W20$ FOP=[YR=1993] E20 N7 W6 S3 W7 N3 W7 S7$ N7 E7 S3 E7 N3 E6 S7 E16 N8 E1 N3$ S3 W1 S7 E15 N10$ S14 E24 N20$ PTR=W115 FUS=[YR=1993] W12 BAL=[YR=1993] N4 W24 S8 E24 N4$ S4 W24 N4 W12 S31 E12 N20 E24 S12 E12 N23$ E115 PTR= N15 FUS=[YR=2011] N24 E8 S24 W8$ S15$.

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	100	0	0	600.00	SF	5.20	5.20	100	1987	1987	3	54.5	1,700	
2	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	1988	1988	3	20	1,000	
3	0861	POOL GUNIT	0	100	35	18	630.00	SF	85.00	85.00	100	1992	1992	3	20	10,710	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520	
5	0820	WOOD WALK	0	100	0	0	370.00	SF	11.75	11.75	100	1991	1991	3	40	1,739	
6	0845	KOOL DECK	0	100	0	0	644.00	SF	7.25	7.25	100	1992	1992	3	66	3,082	
7	0812	CONCRETE C	0	100	0	0	2,140.00	SF	4.00	4.00	100	1991	1991	3	64	5,478	
8	0920	CWALL-WD/M	0	100	0	0	293.00	LF	390.00	390.00	100	2002	2002	3	21	23,997	
9	0300	BOAT DCK W	0	100	12	10	120.00	SF	40.00	40.00	100	2002	2002	3	32	1,536	
10	0311	WD GANG WY	0	100	0	0	16.00	SF	45.00	45.00	100	2002	2002	3	21	151	

TOTAL OB/XF 51,913

LAND DESCRIPTION

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	100	0008	RS-1	0.00	0.00	2.92	AC		1.00	1.00	1.00	80,000.00	80,000.00	233,600							

REVIEW DATE 12/12/2018 BY KW Total Acres: 2.92 Total Land Value: 233,600 Market: 0 Agricultural: 0 Common: 233,600 PRINTED 08/02/2023 BY SYS

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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

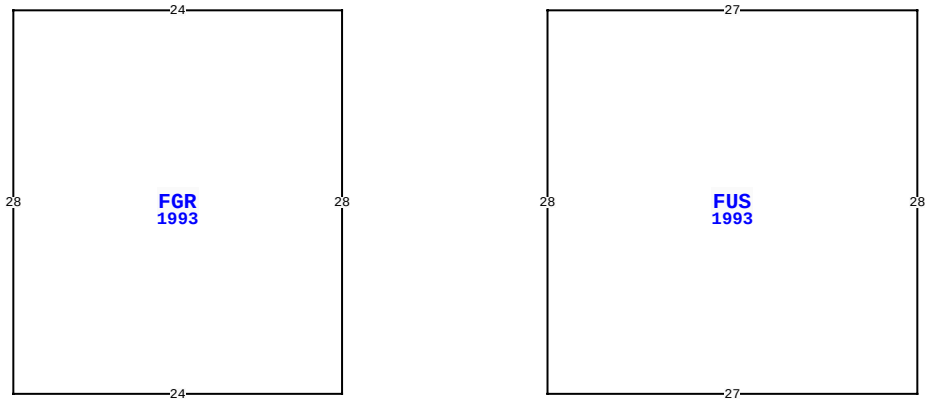
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4029.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
FGR	672	55	370	17,526
FUS	756	100	756	35,810
TOTALS	1,428		1,126	53,336

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	1,126	112.7840	56.39	63,495	1981	1986	0	0	0	16.00	84.00

2 ACCESORY U – 100% - 2012 Heated Area: 756 HX Base Yr 2012



96316 GLENWOOD RD, YULEE

BLD DATE		LGL DATE	
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GRANTEE: GREEN EDWARD R & MA						
1555/0487	3/11/2008	WD	Q	I		825,000
GRANTOR: COONROD INVESTMENTS L						
GRANTEE: ROCKEKFELLER MARILY						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W24 S28 E24 N28 $ PTR= E15 FUS=[YR=1993] E27 S28 W27 N28 $ W15 $.

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
11	0303	FLT DOCK W	0	100	8	18	144.00	SF	26.00	26.00	100	2002	2002	3	32	1,198	

LAND DESCRIPTION

TOTAL OB/XF 1,198

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

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