PT UNNUMBERED 31.5 ACRE TRACT
OF PBK 1/1 IN OR 2491/1078
GLENWOOD S/D PBK 1/1

LAW KEVIN & BRIANNA
96097 GLENWOOD RD
YULEE, FL 32097

2023

50-3N-28-5280-0001-015A

BUILDING CHARACTERISTICS

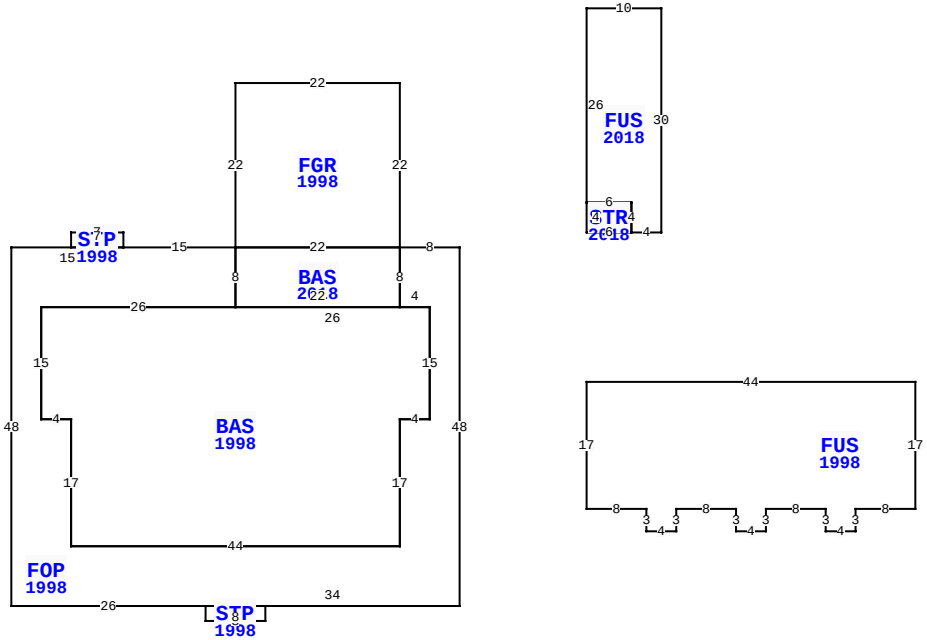
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,528	100	1,528	204,876
BAS	176	100	176	23,598
FGR	484	55	266	35,666
FOP	1,176	30	353	47,330
FUS	784	100	784	105,119
FUS	276	100	276	37,006
STP	14	10	1	134
STP	16	10	2	268
STR	24	10	2	268
TOTALS	4,478		3,388	454,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,388	122.7280	145.74	493,767	1998	2005	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2022 Heated Area: 2764 HX Base Yr 2022



96097 GLENWOOD RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		454,266
TOTAL MARKET OB/XF VALUE		9,282
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		583,548
SOH/AGL Deduction		130,885
ASSESSED VALUE		452,663
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		402,663
TOTAL JUST VALUE		583,548
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		439,479

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018397	GARAGE	79,775	12/14/2022
974304	NEW CONSTR	135,000	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2491/1078	8/27/2021	WD	Q	I	01	625,000
GRANTOR: BURKE SHIRLEY JEAN						
GRANTEE: LAW KEVIN & BRIANNA						
2160/1235	11/28/2017	WD	Q	I	01	395,000
GRANTOR: OWENS ROBERT L & THER						
GRANTEE: BURKE RICHARD B & S						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1998] W22 S22 FOP=[YR=1998] W15 STP=[YR=1998] N2 W7 S2 E7$ W15 S48 E26 STP=[YR=1998] S2 E8 N2 W8$ E34 N48 W8 S8 E4 S15 W4 S17 W44 N17 W4 N15 E26 N8$ BAS=[YR=2018] S8 BAS=[YR=1998] W26 S15 E4 S17 E44 N17 E4 N15 W26$ E22 N8 W22$ E22 N22$ PTR=E25 S40 FUS=[YR=1998] E44 S17 W8 S3 W4 N3 W8 S3 W4 N3 W8S3 W4 N3 W8 N17$ N40 W25$ PTR= E25 N10 FUS=[YR=2018] E10 S30 W4 STR=[YR=2018] W6 N4 E6 S4$ N4 W6 N26$ S10 W25$.

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	0810	CONCRETE A	0	100	32	5	160.00	SF	6.50	6.50	100	1998	1998	3	77	801	
2	0810	CONCRETE A	0	100	0	0	1,114.00	SF	6.50	6.50	100	1998	1998	3	77	5,576	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	

LAND DESCRIPTION

TOTAL OB/XF 9,282

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	0008	RS-1	0.00	0.00	1.50	AC		1.00	1.00	1.00	80,000.00	80,000.00	120,000							

REVIEW DATE 05/03/2022 BY KWX Total Acres: 1.50 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS