

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	20 FACE BRICK 80
Exterior Wall	12 CEDAR 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
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
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,186	98.6400	117.14	256,068	1989	1989	0	0	0	22.62	77.38

1 SNGL FAM - 100% - 2015 Heated Area: 1779 HX Base Yr 2015

Quality	01 Quality Level 01			
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	1,779	100	1,779	161,254
DCK	150	10	15	1,360
FGR	576	55	317	28,734
FOP	28	30	8	725
FOP	224	30	67	6,073
TOTALS	2,757		2,186	198,145

EXTRA FEATURES																	
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	0810	CONCRETE A	0	100	0	0	648.00	SF	6.50	6.50	100	1989	1989	3	59.5	2,506	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
3	0811	CONCRETE B	0	100	0	0	996.00	SF	5.20	5.20	100	1992	1992	3	66	3,418	
4	0861	POOL GUNIT	0	100	40	18	720.00	SF	85.00	85.00	100	2000	2000	3	27	16,524	
5	0845	KOOL DECK	0	100	0	0	1,573.00	SF	7.25	7.25	100	2000	2000	3	80	9,123	
6	0812	CONCRETE C	0	100	45	35	1,575.00	SF	4.00	4.00	100	1999	1999	3	79	4,977	

96051 GLENWOOD RD, YULEE	BLD DATE	LGL DATE	06/21/2023	MLU									
	XF DATE	LAND DATE											
	INC DATE	AG DATE											
TOTAL OB/XF													38,928

LAND DESCRIPTION													TOTAL OB/XF												
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	000115	C	SFR ACRES	100	0008	RS-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000								

NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE			207,021		
TOTAL MARKET OB/XF VALUE			38,928		
TOTAL LAND VALUE - MARKET			80,000		
TOTAL MARKET VALUE			325,949		
SOH/AGL Deduction			153,263		
ASSESSED VALUE			172,686		
TOTAL EXEMPTION VALUE			HX HB 50,000		
BASE TAXABLE VALUE			122,686		
TOTAL JUST VALUE			325,949		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			243,860		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
007071	SWIM POOL	15,000	04/01/2000
006735	CHNGE SRVC	0	03/01/2000
973667	GARAGE	14,700	03/01/1997
3407	NEW CONSTR	0	02/16/1989
5481	NEW CONSTR	55,354	01/30/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1898/1684	1/21/2014	SW	Q	I	01	180,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: BEARD JANET K & DON						
1892/0156	11/14/2013	SW	U	I	12	100
GRANTOR: NATIONSTAR MORTGAGE L						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES												
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BUILDING DIMENSIONS												
DCK=[YR=1993] W15 FOP=[YR=1993] W16 S14 BAS=[YR=1993] W30 S28 E16 S3 E14 FOP=[YR=1993] E7 FGR=[YR=1993] S20 E24 N24 W24 S4\$ N4 W7 S4\$ N4 E31 N31 W15 S4 W16\$ E16 N14\$ S10 E15 N10\$.												

