PT UNNUMBERED 31.5 ACRE TRACT
OF PBK 1/1 IN OR 1102/871
GLENWOOD S/D PBK 1/1

HOLT GEORGE M
96027 CEDAR AVENUE
YULEE, FL 32097

2023

50-3N-28-5280-0001-019A

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Quality	06	Quality Level 06

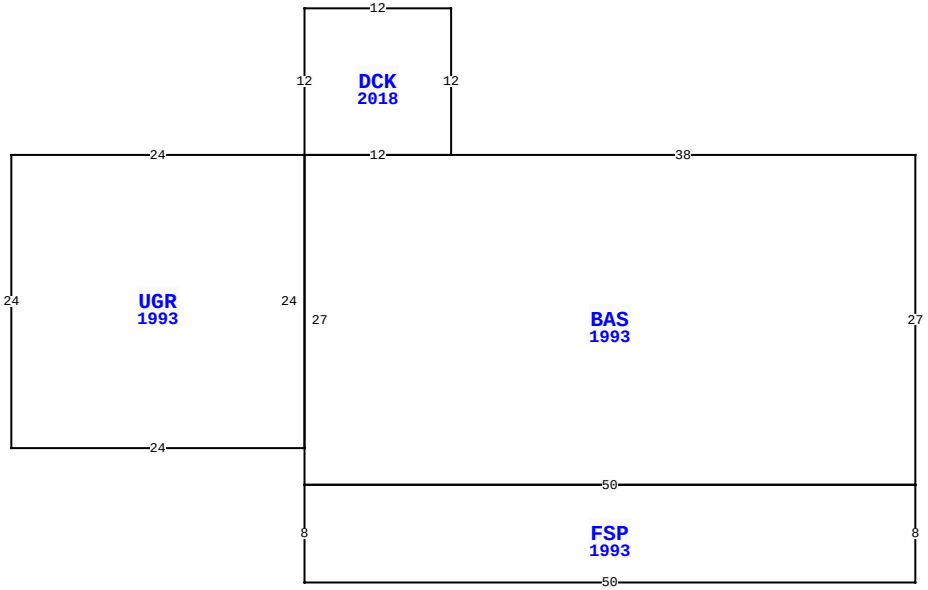
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100	1,350	133,743
DCK	144	10	14	1,387
FSP	400	40	160	15,851
UGR	576	45	259	25,659
TOTALS	2,470		1,783	176,640

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,783	132.2500	119.36	212,819	1988	1988	0	0	0	17.00	83.00

1 SINGLE FAM – 100% - 2003 Heated Area: 1350 HX Base Yr 2003



96027 CEDAR AVE, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		176,640
TOTAL MARKET OB/XF VALUE		4,533
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		281,173
SOH/AGL Deduction		151,503
ASSESSED VALUE		129,670
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		79,670
TOTAL JUST VALUE		281,173
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,731

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R13148	RE-ROOF	10,400	09/03/2012
3758	NEW CONSTR	33,924	12/11/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1102/0871	12/20/2002	WD	Q	I		160,000
GRANTOR: SAGE ROBERT R						
GRANTEE: HOLT GEORGE M						
1046/0980	3/27/2002	WD	Q	I		160,000
GRANTOR: POWELL DAN P & REGINA						
GRANTEE: SAGE ROBERT R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 DCK=[YR=2018] N12 W12 S12 E12$ W12
UGR=[YR=1993] W24 S24 E24 N24 $ S27 FSP=[YR=1993] S8 E50 N8
W50 $ E50 N27 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	
2	0940	SHEDS/PORT	0	100	16	12	192.00	SF	20.10	20.10	100	1988	1988	3	20	772	
3	0810	CONCRETE A	0	100	18	20	360.00	SF	6.50	6.50	100	1990	1990	3	62	1,451	

LAND DESCRIPTION

TOTAL OB/XF 4,533

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	1.25	AC		1.00	1.00	1.00	80,000.00	80,000.00	100,000							

REVIEW DATE 12/07/2018 BY KW Total Acres: 1.25 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS