PT UNNUMBERED 31.5 ACRE TRACT
OF PBK 1/1 IN OR 2382/1826
GLENWOOD S/D PBK 1/1

PETTINGILL MICHAEL & BRIDGET
96015 CEDAR AVE
YULEE, FL 32097

2023

50-3N-28-5280-0001-022A

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
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	05	Quality Level 05

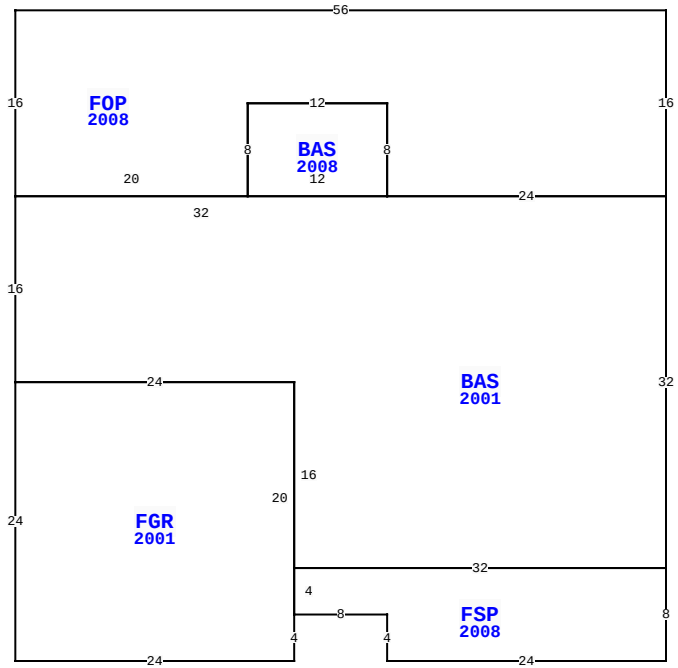
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4029.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,408	100	1,408	134,157
BAS	96	100	96	9,147
FGR	576	55	317	30,204
FOP	800	30	240	22,868
FSP	224	40	90	8,576
TOTALS	3,104		2,151	204,951

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,151	117.6098	106.14	228,307	2001	2001	0	0	0	10.23	89.77

1 SINGLE FAM – 100% - 2021 Heated Area: 1504 HX Base Yr 2021



96015 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		214,278
TOTAL MARKET OB/XF VALUE		3,967
TOTAL LAND VALUE - MARKET		89,600
TOTAL MARKET VALUE		307,845
SOH/AGL Deduction		81,984
ASSESSED VALUE		225,861
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		175,861
TOTAL JUST VALUE		307,845
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,252

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108203	NEW CONSTR	74,752	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2382/1826	8/07/2020	WD	Q	I	01	235,000
GRANTOR: PURDY VERA J & JERRY						
GRANTEE: PETTINGILL MICHAEL						
2008/1873	10/12/2015	WD	U	I	11	100
GRANTOR: ROCKWELL JERRY A &						
GRANTEE: VERA J PURDY AND JE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2008] W56 S16 BAS=[YR=2001] S16 FGR=[YR=2001] S24 E24 N4 FSP=[YR=2008] E8 S4 E24 N8 W32 S4$ N20 W24$ E24 S16 E32 N32 W24 BAS=[YR=2008] N8 W12 S8 E12$ W32$ E20 N8 E12 S8 E24 N16$.

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
2	0812	CONCRETE C	0	100	0	0	1,140.00	SF	4.00	4.00	100	2005	2005	3	87	3,967	

LAND DESCRIPTION

TOTAL OB/XF 3,967

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	1.12	AC		1.00	1.00	1.00	80,000.00	80,000.00	89,600							

REVIEW DATE 12/07/2018 BY KWX Total Acres: 1.12 Total Land Value: 89,600 Market: 0 Agricultural: 0 Common: 89,600 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

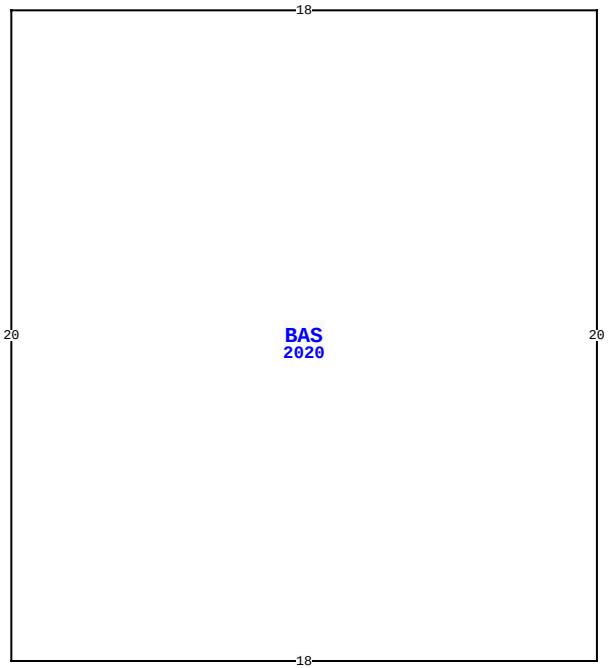
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4029.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	360	9,327
TOTALS	360		360	9,327

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	360	97.4050	34.09	12,272	2005	2005	0	0	0	24.00	76.00

2 GARAGE RES – 100% - 2021 Heated Area: 360 HX Base Yr 2021



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GRANTOR: ROCKWELL JERRY A &						
GRANTEE: VERA J PURDY AND JE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W18 S20 E18 N20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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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