PT UNNUMBERED 31.5 ACRE TRACT
OF PBK 1/1 IN OR 381/530 &
ESMT IN OR 669/1382

GORDON LILLIAN A
105 S 15TH ST
FERNANDINA BEACH, FL 32034

2023

50-3N-28-5280-0001-026A

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

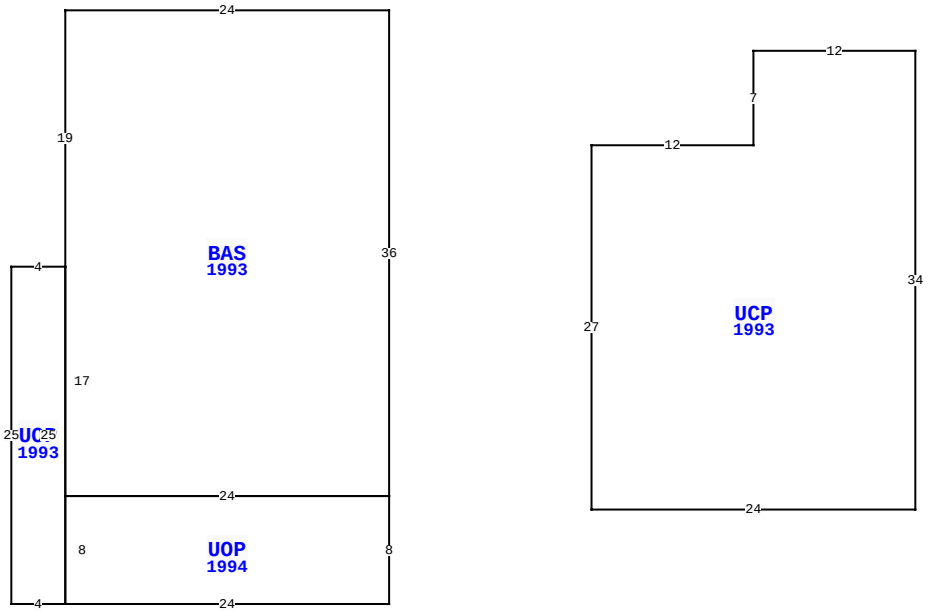
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	864	100	864	75,756
UCP	732	20	146	12,802
UOP	100	20	20	1,754
UOP	192	20	38	3,332
TOTALS	1,888		1,068	93,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,068	117.7660	106.28	113,507	1981	1981	0	0	0	17.50	82.50

1 SINGLE FAM – 0% - 0 Heated Area: 864 HX Base Yr



96179 GLENWOOD RD, 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	93,643
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	104,800
TOTAL MARKET VALUE	198,443
SOH/AGL Deduction	54,664
ASSESSED VALUE	143,779
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	143,779
TOTAL JUST VALUE	198,443
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	156,658

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0381/0530	3/15/1983	WD	U	V	08	100
GRANTOR: HADDOCK ELIZABETH						
GRANTEE: GORDON WALTER LADD						
0322/0716	3/15/1983	WD	U	V	08	100
GRANTOR: HADDOCK ELIZABETH						
GRANTEE: GORDON WALTER LADD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S19 UOP=[YR=1993] W4 S25 E4 UOP=[YR=1994] E24 N8 W24 S8$ N25 $ S17 E24 N36$ PTR=E15 S10 UCP=[YR=1993] S27 E24 N34 W12 S7 W12 $ N10 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0008	RS-1	0.00	0.00	1.31	AC		1.00	1.00	1.00	80,000.00	80,000.00	104,800							

REVIEW DATE 12/11/2018 BY KW Total Acres: 1.31 Total Land Value: 104,800 Market: 0 Agricultural: 0 Common: 104,800 PRINTED 08/02/2023 BY SYS