

LOTS 3 & 10
IN OR 1479/635 & ESMT IN
OR 1479/638

MERLINI JOSEPH C JR
96134 GLENWOOD RD
YULEE, FL 32097

2023

50-3N-28-5280-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	03	PLASTER 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4029.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1,056	88,704
FOP	30	30	9	756
FOP	136	30	41	3,444
FSP	64	40	26	2,184
FSP	64	40	26	2,184
FSP	248	40	99	8,316
FUS	192	100	192	16,128
STR	36	10	4	336

TOTALS	1,826		1,453	122,053
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
6	0920	CWALL-WD/M	0 100	0	0	89.00	LF	390.00	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,453	116.7135	105.33	153,044	1900	1995	0	0	20.25	79.75
1 SINGLE FAM - 100% - 2009 Heated Area: 1248 HX Base Yr 2009											

96134 GLENWOOD RD, YULEE				INC DATE		AG DATE				
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450	
89.00	LF	390.00	390.00	100	2017	2017	3	82	28,462	

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					134,025				
TOTAL MARKET OB/XF VALUE					30,912				
TOTAL LAND VALUE - MARKET					328,000				
TOTAL MARKET VALUE					492,937				
SOH/AGL Deduction					260,654				
ASSESSED VALUE					232,283				
TOTAL EXEMPTION VALUE					HX HB SX 100,000				
BASE TAXABLE VALUE					132,283				
TOTAL JUST VALUE					492,937				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					447,684				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1706754	GARAGE	25,256	11/01/2017
E21102	ELEC OTHER	8,000	07/01/2008
B21414	ADDITION	190,000	05/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1479/0635	2/16/2007	WD	Q	I		500,000
GRANTOR: DALY TERRY S						
GRANTEE: MERLINI JOSEPH C JR						
0563/1022	2/22/1989	QC	U	I	01	100
GRANTOR: DALY DAVID L						
GRANTEE: DALY TERRY S						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2017] W19 STR=[YR=2017] N4 W9 S4 FOP=[YR=1993] W8 S8 BAS=[YR=1993] S32 E9 FOP=[YR=1993] S3 E10 N3 W10\$ E27 N20 W8 N12 W28\$ E17 N8 W9\$ E9\$ S8 E11 S12 E8 N20\$ PTR=E20 FSP=[YR=2013] W8 S8 FUS=[YR=1993] S24 FSP=[YR=2013] S8 E8 N8W8\$ E8 N24 W8 \$ E8 N8 \$ W20 \$.									

LAND DESCRIPTION									
TOTAL OB/XF 30,912									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000130	C	SFR WATER	100	0008	RS-1	0.00	0.00	1.64

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96134 GLENWOOD RD
YULEE, FL 32097

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BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame Stories

Units Occupancy

25

10

12

07

03

01

01

05

1.

00

MOD METAL 100

STEEL FRME 100

MODULAR MT 100

NONE 100

CONC FINSH 100

NONE 100

NONE 100

0 100

0 100

STEEL 100

1. 100

0 100

NONE 100

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

05

0100

4029.00

Quality Level 05

SINGLE FAMILY

MKT AREA

04

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

FOP

550

150

100

30

550

45

11,067

905

TOTALS

700

595

11,972

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

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

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSTOT ADJ PTS

REPL. COST NEWAYB

EYEYE

ECONFNCT

NORM% COND

650001

595

60.5000

21.18

12,602

2017

2017

0

0

5.00

95.00

2 GARAGE RES - 100% - 2009

Heated Area: 550

HX Base Yr 2009

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

96134 GLENWOOD RD, YULEE

TOTAL OB/XF

0

NASSAU COUNTY PROPERTY

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4

VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

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PREVIOUS YEAR MKT VALUE

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492,937

260,654

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100,000

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492,937

0

447,684

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QU

V I

RSN CD

SALE PRICE

1479/0635

2/16/2007

WD Q

I

500,000

GRANTOR: DALY TERRY S

GRANTEE: MERLINI JOSEPH C JR

0563/1022

2/22/1989

QC U

I

01

100

GRANTOR: DALY DAVID L

GRANTEE: DALY TERRY S

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W22 S5 FOP=[YR=2017] W10 S15 E10 N15\$ S20 E22 N25\$.

REVIEW DATE

12/10/2018

BY

KWX

Total Acres: 1.64

Total Land Value: 328,000

Market: 0

Agricultural: 0

Common: 328,000

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