

LOT 5 & PT LOTS 4 & 8 IN
OR 1829/1965 & ESMT IN
OR 639/289

MALORY FOY R JR
PO BOX 16874
FERNANDINA BEACH, FL 32035

2023

50-3N-28-5280-0005-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4														
Exterior Wall	10	ABOVE AVG 50	0900	01	2,243	116.5857	138.45	310,543	1909	2010	0	0	0	5.50	94.50	VALUATION BY STANDARD													
Exterior Wall	31	HARDIE BRD 50	1 SNGL FAM - 100% - 2013													Heated Area: 2078													
Roof Structur	03	GABLE/HIP 100														HX Base Yr 2013													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	06	CUST PANEL 70																											
Interior Wall	05	DRYWALL 30																											
Interior Floo	09	PINE WOOD 80																											
Interior Floo	11	CLAY TILE 20																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		2 100																											
Bathrooms		2 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units		0 100																											
Occupancy	00	NONE 100																											
Quality		04	Quality Level 04																										
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	2,078	100	2,078	271,876																									
DCK	252	10	25	3,271																									
FOP	96	30	29	3,794																									
FSP	270	40	108	14,131																									
STP	32	10	3	392																									
TOTALS		2,728	2,243	293,463																									
EXTRA FEATURES					96168 GLENWOOD RD, YULEE																								
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	4	116	500.00	SF	6.50	6.50	100	1960	1960	3	20	650													
2	0350	CARPORT WD	0	100	48	18	1,302.00	SF	13.00	13.00	100	1960	1960	3	20	3,385													
3	0510	GARAGE WD-	0	100	21	14	294.00	SF	35.00	35.00	100	1960	1960	3	20	2,058													
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1960	1960	3	23	805													
5	0300	BOAT DCK W	0	100	0	0	650.00	SF	40.00	40.00	100	2000	2000	3	29	7,540													
6	0303	FLT DOCK W	0	100	32	8	256.00	SF	26.00	26.00	100	1997	1997	3	26	1,731													
7	0311	WD GANG WY	0	100	0	0	23.00	SF	45.00	45.00	100	1997	1997	3	20	207													
8	0317	DCK PLNG W	0	100	0	0	3.00	UT	1,000.00	1,000.00	100	1997	1997	3	20	600													
9	0920	CWALL-WD/M	0	100	0	0	105.00	LF	390.00	390.00	100	2015	2015	3	74	30,303													
LAND DESCRIPTION					TOTAL OB/XF 47,279																								
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	000130	C	SFR WATER	100	0008	RS-1	105.00	310.00	0.86	AC		1.00	1.00	1.25	200,000.00	250,000.00	215,000												
REVIEW DATE 12/12/2018 BY KWA Total Acres: 0.86 Total Land Value: 215,000 Market: 0 Agricultural: 0 Common: 215,000 PRINTED 08/02/2023 BY SYS																													