

LOT 16
IN OR 1927/821
GLENWOOD S/D R/P DBK 199/409

BROOKS JOHN & REBECCA S
96109 CEDAR AV
YULEE, FL 32097

2023

50-3N-28-5280-0016-0040



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1.5 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

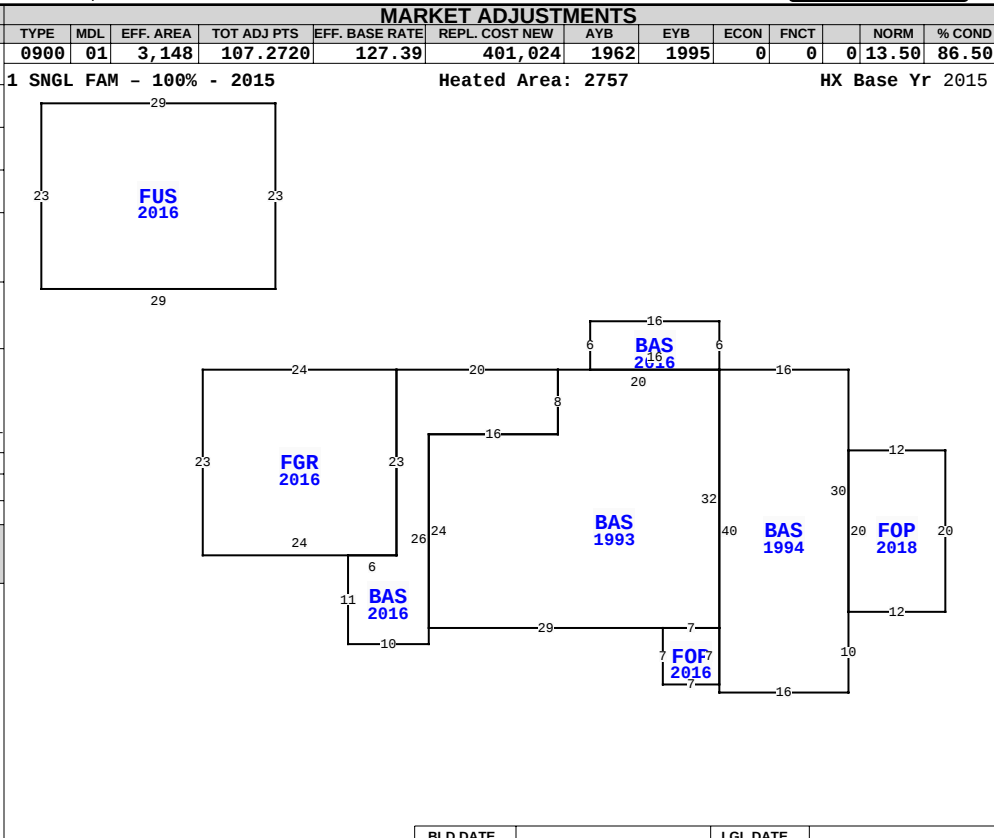
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4029.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,024	100	1,024	112,837
BAS	640	100	640	70,523
BAS	96	100	96	10,578
BAS	330	100	330	36,364
FGR	552	55	304	33,499
FOP	49	30	15	1,653
FOP	240	30	72	7,934
FUS	667	100	667	73,498
TOTALS	3,598		3,148	346,886

EXTRA FEATURES	
L N	OB/XF CODE

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	0510	GARAGE WD-	0	100	24	32	768.00	SF	35.00	35.00	100	1991	1991	3	20	5,376	
2	0810	CONCRETE A	0	100	55	17	935.00	SF	6.50	6.50	100	1994	1994	3	70	4,254	
6	0300	BOAT DCK W	0	100	0	0	975.00	SF	40.00	40.00	100	2000	2000	3	29	11,310	
7	0303	FLT DOCK W	0	100	10	24	240.00	SF	26.00	26.00	100	2000	2000	3	29	1,810	
8	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2000	2000	3	20	460	
9	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2000	2000	3	20	300	
12	0920	CWALL-WD/M	0	100	0	0	60.00	LF	390.00	390.00	100	2010	2010	3	50	11,700	
13	0810	CONCRETE A	0	100	0	0	435.00	SF	6.50	6.50	100	2016	2016	3	97	2,743	
14	0812	CONCRETE C	0	100	0	0	2,423.00	SF	4.00	4.00	100	2016	2016	3	97	9,401	
15	0317	DCK PLNG W	0	100	0	0	3.00	UT	1,000.00	1,000.00	100	2010	2010	3	50	1,500	

LAND DESCRIPTION	
L N	USE CODE
1	000130



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

96109 CEDAR AV, YULEE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		346,886	
TOTAL MARKET OB/XF VALUE		48,854	
TOTAL LAND VALUE - MARKET		254,000	
TOTAL MARKET VALUE		649,740	
SOH/AGL Deduction		222,795	
ASSESSED VALUE		426,945	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		376,945	
TOTAL JUST VALUE		649,740	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		540,114	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531134	CO ISSUED	0	06/13/2016
B1531134	ADDITION	121,291	09/01/2015
94-0844	ADDITION	0	03/01/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1927/0821	6/30/2014	WD U	I	11	
GRANTOR: CHENOWETH STEVEN T &					
GRANTEE: BROOKS JOHN & REBEC					
1925/0776	6/30/2014	WD Q	I	01	
GRANTOR: CHENOWETH STEVEN T &					
GRANTEE: BROOKS JOHN & REBEC					

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1994] W16 BAS=[YR=2016] N6 W16 S6 E16\$ BAS=[YR=1993] W20 BAS=[YR=2016] W20 FGR=[YR=2016] W24 S23 E24 N23\$ S23 W6 S11 E10 N26 E16 N8\$ S8 W16 S24 E29 FOP=[YR=2016] S7 E7 N7 W7\$ E7 N32\$ S40 E16 N10 FOP=[YR=2018] E12 N20 W12 S20\$ N30\$ PTR= N10 W100 FUS=[YR=2016] N23 E29 S23 W29\$ E100 S10\$.	

LAND DESCRIPTION		TOTAL OB/XF	
		48,854	
L N	USE CODE	CLS	LAND USE DESCRIPTION
1	000130	C	SFR WATER