

LOT 1
IN OR 873/1203
GENERAL T J STONEWALL JACKSON

CHUNN SHARON A
96277 GLENWOOD RD
YULEE, FL 32097

2023

50-3N-28-528E-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 60
Interior Wall	05	DRYWALL 40
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
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	1,592	100	1,592	171,121
DCK	20	10	2	215
DCK	180	10	18	1,935
FOP	245	30	74	7,954
FOP	112	30	34	3,654
FSP	576	40	230	24,722
FUS	680	100	680	73,092
STR	45	10	4	430
UGR	484	45	218	23,433
TOTALS	3,934		2,852	306,557

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0681	POLE SHED	0 100	10	20	200.00	SF	9.15	9.15	100	1989
2	0940	SHEDS/PORT	0 100	14	20	280.00	SF	20.10	20.10	100	1989
3	0810	CONCRETE A	0 100	0	0	232.00	SF	6.50	6.50	100	1990
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1996
5	0300	BOAT DCK W	0 100	0	0	414.00	SF	40.00	40.00	100	2000
6	0920	CWALL-WD/M	0 100	0	0	135.00	LF	390.00	390.00	100	2002

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000116	C	SFR MARSH	100	0008	RS-1	0.00	0.00	1.25	AC	
2	009620	C	MARSH	0			0.00	0.00	0.55	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,852	106.8028	126.83	361,719	1990	1990	0	0	0 15.25	84.75
1 SNGL FAM - 100% - 2000 Heated Area: 2272 HX Base Yr 2000											
BLD DATE	03/03/2023						NW	LGL DATE			
XF DATE								LAND DATE	06/21/2023		
INC DATE								AG DATE			

96277 GLENWOOD RD, YULEE

TOTAL OB/XF											
21,086											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		306,557	
TOTAL MARKET OB/XF VALUE		21,086	
TOTAL LAND VALUE - MARKET		100,855	
TOTAL MARKET VALUE		427,698	
SOH/AGL Deduction		196,720	
ASSESSED VALUE		230,978	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		175,978	
TOTAL JUST VALUE		427,698	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		344,194	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5942	NEW CONSTR	79,730	08/23/1989
03124	H/AC	4,000	08/23/1989
3628	NEW CONSTR	4,000	08/23/1989
6153	NEW CONSTR	2,500	08/23/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1984/1494	5/26/2015	QC U	I	11	
GRANTOR: MCRAE DEBORAH ET AL					
GRANTEE: MONEYHAN ROBERT E &					
0873/1203	3/09/1999	WD Q	I		105,200
GRANTOR: SIKES JAMES L & DEBOR					
GRANTEE: CHUNN RUSSELL D & S					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2008] W36 DCK=[YR=2008] W5 S4 FOP=[YR=2008] W23 UGR=[YR=2008] N7 W22 S22 E22 N15\$ S4 E19 DCK=[YR=2008] S20 E7 BAS=[YR=1993] S29 E2 FOP=[YR=1993] S7 E13 STR=[YR=2008] S5 E9 N5 W9\$ E22 N7 W35\$ E38 N29 W2 N12 W36 S12 W2 \$ E2 N20 W9\$ E9 N4 W5\$ E5 N4\$ S16 E36 N16 \$ PTR= E15 FUS=[YR=1993] E12 N12E10 S12 E18 S14 W40 N14 \$ W15 \$.											