PT OF HEIRS OF E WATERMAN
GRANT SEC 44-2N-27E IN
OR 130/688 BEING PARAGRAPH "1"

GLOVER ROBERT
PO BOX 842
YULEE, FL 32041-0842

2024

44-2N-27-0000-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

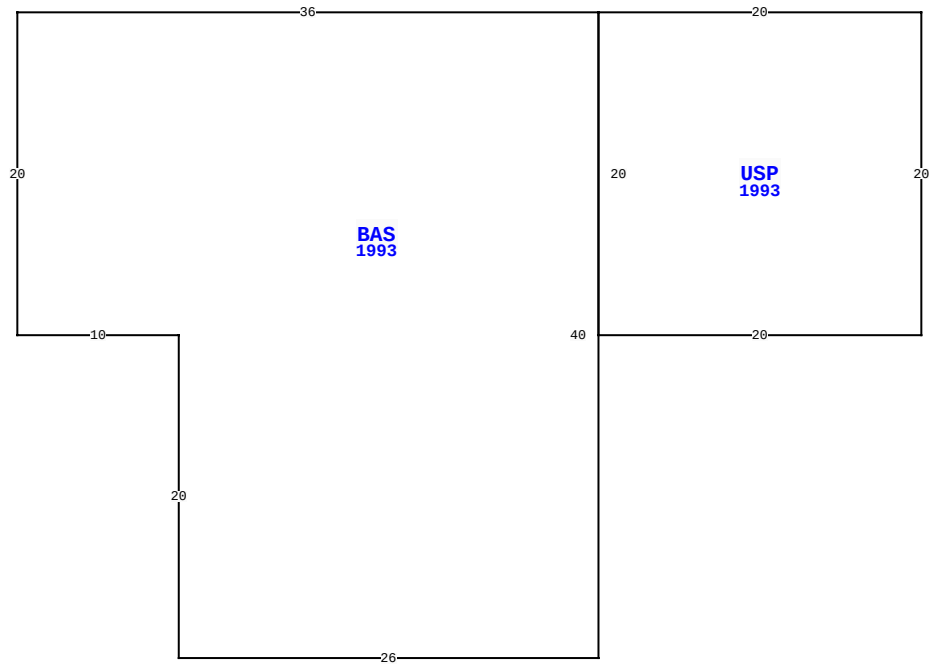
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,240	100	1,240	97,371
USP	400	30	120	9,423
TOTALS	1,640		1,360	106,793

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,360	107.0000	101.65	138,244	1961	1961	0	0	0	22.75	77.25

1 SINGLE FAM – 100% - 0 Heated Area: 1240 HX Base Yr



76002 GLOVER LN, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		106,793
TOTAL MARKET OB/XF VALUE		1,680
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		158,473
SOH/AGL Deduction		106,691
ASSESSED VALUE		51,782
TOTAL EXEMPTION VALUE	HX HB WR	31,782
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		158,473
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0215/0599	3/05/1976	QC	U	I		3,500
GRANTOR: HOME SECURITY CORPORA						
GRANTEE: GLOVER ROBERT & LOU						
0130/0688	8/31/1972	WD	U	I		100
GRANTOR: POWELL CECIL L & NANC						
GRANTEE: GLOVER ROBERT J						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1993] W20 BAS=[YR=1993] W36 S20 E10 S20 E26 N40$ S20 E20 N20$.

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
1	0510	GARAGE WD-	0	100	0	0	240.00	SF	35.00	35.00	100	1983	1983	3	20	1,680	

LAND DESCRIPTION

TOTAL OB/XF 1,680

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	000100	C	SFR	100		RM	100.00	130.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS