LOT 49
IN OR 1839/1483
REPLAT OF GLEN LAUREL PB 6/128

BOLDUC-TOY JENNIFER L
96017 GLEN LAUREL COURT
YULEE, FL 32097

2024

44-3N-28-528G-0049-0000

BUILDING CHARACTERISTICS

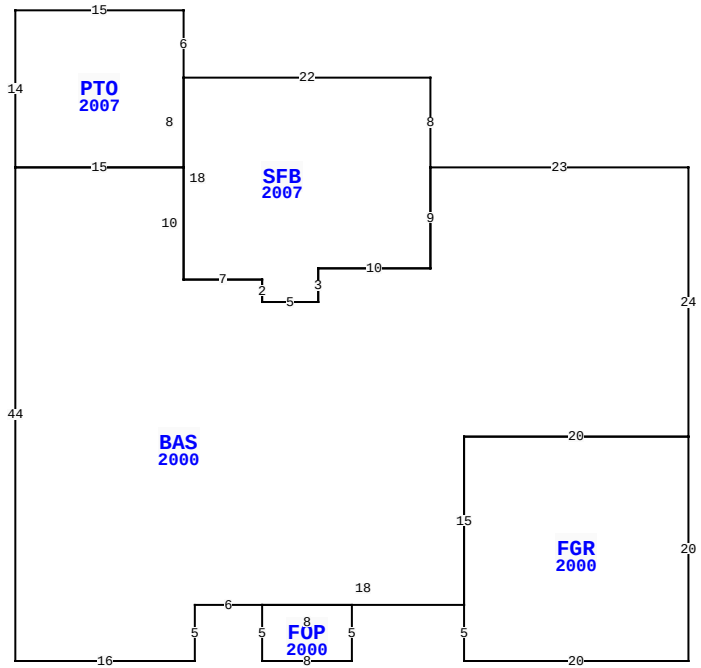
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	4065.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,900	100	1,900	222,362
FGR	400	55	220	25,747
FOP	40	30	12	1,404
PTO	210	5	10	1,170
SFB	396	80	317	37,099
TOTALS	2,946		2,459	287,783

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,459	105.7920	132.24	325,178	2000	2000	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2014 Heated Area: 2217 HX Base Yr 2014



96017 GLEN LAUREL CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/14/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		287,783
TOTAL MARKET OB/XF VALUE		11,391
TOTAL LAND VALUE - MARKET		88,000
TOTAL MARKET VALUE		387,174
SOH/AGL Deduction		162,576
ASSESSED VALUE		224,598
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		174,598
TOTAL JUST VALUE		387,174
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P0363350	XFOB	3,400	06/02/2003
B07450	NEW CONSTR	100,000	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1839/1483	2/11/2013	WD	Q	I	02	234,300
GRANTOR: COLMAN JAMES R & JODY						
GRANTEE: BOLDUC-TOY JENNIFER						
1315/1713	5/09/2005	WD	Q	I		238,000
GRANTOR: PARRY MARIE I & TIMOT						
GRANTEE: COLMAN JAMES R & JO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W23 SFB=[YR=2007] N8 W22 PTO=[YR=2007] N6 W15 S14 E15 N8$ S18 E7 S2 E5 N3 E10 N9$ S9 W10 S3 W5 N2 W7 N10 W15 S44 E16 N5 E6 FOP=[YR=2000] S5 E8 N5 W8$ E18 FGR=[YR=2000] S5 E20 N20 W20 S15$ N15 E20 N24$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	84	2,940	
2	0811	CONCRETE B	0	100	0	0	1,073.00	SF	5.20	5.20	100	2000	2000	3	79	4,408	
3	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2006	2006	3	44	2,200	
4	0476	VF 6 SBPL	0	100	0	0	60.00	LF	32.00	32.00	100	2012	2012	3	83	1,594	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	83	249	

LAND DESCRIPTION

TOTAL OB/XF 11,391

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	000115	C	SFR ACRES	100			0.00	0.00	1.10	AC		1.00	1.00	1.00	80,000.00	80,000.00	88,000							

REVIEW DATE 04/23/2019 BY KWA Total Acres: 1.10 Total Land Value: 88,000 Market: 0 Agricultural: 0 Common: 88,000 PRINTED 08/06/2024 BY SYS