

LOTS 1 & 12 & PT OF LOT 13
IN OR 2026/843 & ESMT'S IN
OR 466/461 & OR 563/1267

WHITAKER DAVID B & JEANETTE R
96094 GLENWOOD RD
YULEE, FL 32097

2024

50-3N-28-5280-0001-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 60
Interior Floo	13 LVT/LAMNT 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

Quality	02 Quality Level 02
---------	---------------------

DOR CODE	0100 SINGLE FAMILY
----------	--------------------

MAP NUM	MKT AREA	04
---------	----------	----

NEIGHBORHOOD/LOC	4029.00
------------------	---------

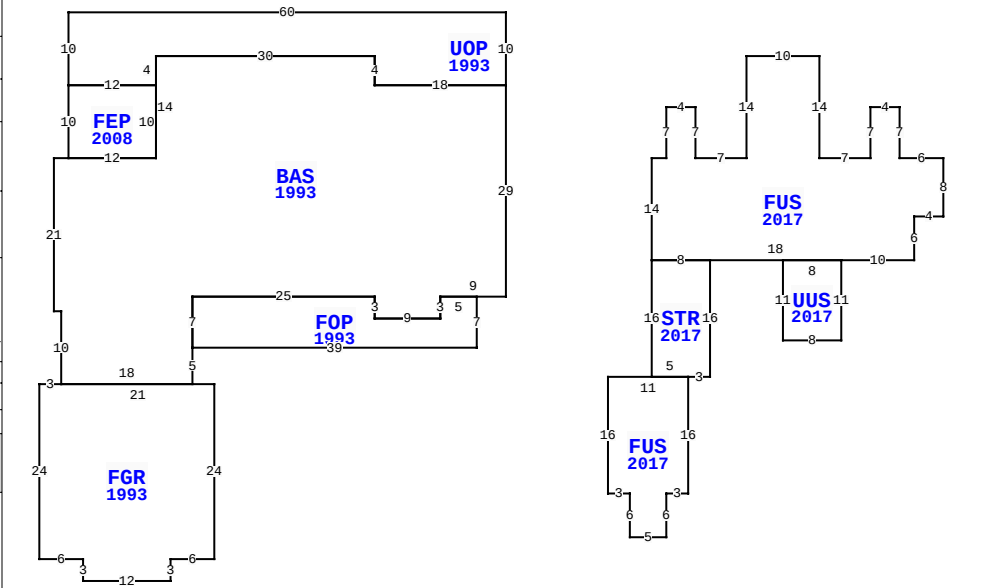
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,023	100	2,023	213,929
FEP	120	80	96	10,152
FGR	612	55	337	35,637
FOP	246	30	74	7,825
FUS	206	100	206	21,784
FUS	732	100	732	77,408
STR	128	10	13	1,374
UOP	480	20	96	10,152
UUS	88	50	44	4,653
TOTALS	4,635		3,621	382,916

EXTRA FEATURES	
L N	OB/XF CODE
1	0500
2	0681
3	0681
4	0510

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	74	2,590	
2	0681	POLE SHED	0 100	15	20	300.00	SF	15.00	15.00	100	1985	1985	3	20	900	
3	0681	POLE SHED	0 100	18	20	360.00	SF	15.00	15.00	100	1985	1985	3	20	1,080	
4	0510	GARAGE WD-	0 100	20	20	400.00	SF	26.95	26.95	100	1985	1985	3	20	2,156	

LAND DESCRIPTION	
L N	USE CODE
1	000130

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,621	95.5890	119.49	432,673	1993	2000	0	0	0 11.50	88.50
1 SNGL FAM - 100% - 2016 Heated Area: 2961 HX Base Yr 2016											



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

96094 GLENWOOD RD, YULEE											
--------------------------	--	--	--	--	--	--	--	--	--	--	--

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		382,916	
TOTAL MARKET OB/XF VALUE		6,726	
TOTAL LAND VALUE - MARKET		596,000	
TOTAL MARKET VALUE		985,642	
SOH/AGL Deduction		473,431	
ASSESSED VALUE		512,211	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		462,211	
TOTAL JUST VALUE		985,642	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		819,604	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-1333	TEMP POLE	0	10/01/1994
93-194	NEW CONSTR	75,918	04/01/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2026/0843	1/29/2016	WD U	I	11	
GRANTOR: WHITAKER DAVID BRETT					
GRANTEE: WHITAKER DAVID BRET					
2017/1217	12/09/2015	WD U	I	11	
GRANTOR: WHITAKER MELBA P LIVI					
GRANTEE: WHITAKER DAVID BRET					

BUILDING NOTES	
----------------	--

BUILDING DIMENSIONS	
UOP=[YR=1993] W60 S10 FEP=[YR=2008] S10 BAS=[YR=1993] W2 S21 E1 S10 FGR=[YR=1993] W3 S24 E6 S3 E12 N3 E6 N24 W21 \$ E18 N5 FOP=[YR=1993] E39 N7 W5 S3 W9 N3 W25 S7\$ N7 E25 S3 E9 N3 E9N29 W18 N4 W30 S14 W12\$ E12 N10 W12\$ E12 N4 E30 S4 E18 N10 \$ PTR= E20 S20 FUS=[YR=2017] E2 N7 E4 S7 E7 N14 E10 S14 E7 N7 E4 S7 E6 S8 W4 S6 W10 UUS=[YR=2017] S11 W8 N11 E8\$ W18 STR=[YR=2017] S16 W3 FUS=[YR=2017] S16 W3 S6 W5 N6 W3 N16 E11\$ W5 N16 E8\$ W8 N14\$ N20 W20\$.	