

MORRISSEY THOMAS K & ROBIN P
96315 GLENWOOD ROAD
YULEE, FL 32097

50-3N-28-5280-0001-006A

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																					
Exterior Wall	12	CEDAR 100								0900	01	2,296	112.9303	141.16	324,103	1982	1985		0	0	19.00	81.00	VALUATION BY								STANDARD																												
Roof Structure	03	GABLE/HIP 100								1 SNGL FAM - 100% - 2003										Heated Area: 1662										HX Base Yr 2003										Tax Group: 4								Tax Dist:											
Roof Cover	03	COMP SHNGL 100																																						BUILDING MARKET VALUE								262,523											
Interior Wall	05	DRYWALL 70																																						TOTAL MARKET OB/XF VALUE								20,400											
Interior Wall	08	DECORATIVE 30																																						TOTAL LAND VALUE - MARKET								148,227											
Interior Floo	15	HARDTILE 60																																						TOTAL MARKET VALUE								431,150											
Interior Floo	09	PINE WOOD 40																																						SOH/AGL Deduction								149,016											
Air Condition	03	CENTRAL 100																																						ASSESSED VALUE								282,134											
Heating Type	04	AIR DUCTED 100																																						TOTAL EXEMPTION VALUE								HX HB 50,000											
Bedrooms		3 100																																						BASE TAXABLE VALUE								232,134											
Bathrooms		2.5 100																																						TOTAL JUST VALUE								431,150											
Frame	02	WOOD FRAME 100																																						NCON VALUE								0											
Stories	2.	2. 100																																						INCOME VALUE																			
Units		0 100																																						PREVIOUS YEAR MKT VALUE								407,277											
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	1,278	100	1,278	146,126																																																							
FOP	440	30	132	15,093																																																							
FST	96	55	53	6,060																																																							
FUS	384	100	384	43,906																																																							
UDG	672	55	370	42,305																																																							
USP	80	30	24	2,744																																																							
USP	182	30	55	6,289																																																							
TOTALS		3,132		2,296	262,523																																																						
EXTRA FEATURES										96315 GLENWOOD RD, YULEE										BLD DATE										LGL DATE										06/21/2023										MLU									
																				XF DATE										LAND DATE																													
																				INC DATE										AG DATE																													
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	1982	1982	3	51.5	1,803																																											
2	0920	CWALL-WD/M	0	100	0	0	105.00	LF	390.00	390.00	100	2002	2002	3	20	8,190																																											
3	1241	WD DECK G	0	100	0	0	940.00	UT	11.50	11.50	100	2002	2002	3	30	3,243																																											
4	0812	CONCRETE C	0	100	0	0	1,440.00	SF	4.00	4.00	100	2002	2002	3	82	4,723																																											
5	0752	USP	0	100	0	0	225.00	SF	15.00	15.00	100	2002	2002	3	30	1,013																																											
6	0940	SHEDS/PORT	0	100	0	0	238.00	SF	30.00	30.00	100	2002	2002	3	20	1,428																																											
LAND DESCRIPTION																		TOTAL OB/XF																		20,400																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																			
1	000116	C	SFR MARSH	100	0008	RSF-1	0.00	0.00	1.85	AC		1.00	1.00	1.00	80,000.00	80,000.00	148,000																																										
2	009620	C	MARSH	0		RSF-1	0.00	0.00	2.27	AC		1.00	1.00	1.00	100.00	100.00	227																																										