

PT UNNUMBERED 31.5 ACRE TRACT
OF PBK 1/1 IN OR 2491/1078
GLENWOOD S/D PBK 1/1

LAW KEVIN & BRIANNA
96097 GLENWOOD RD
YULEE, FL 32097

2024

50-3N-28-5280-0001-015A



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 100
Roof Structur	08 IRREGULAR 100
Roof Cover	12 MODULAR MT 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	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
Occupancy	00 NONE 100

Quality	06 Quality Level 06
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4029.00
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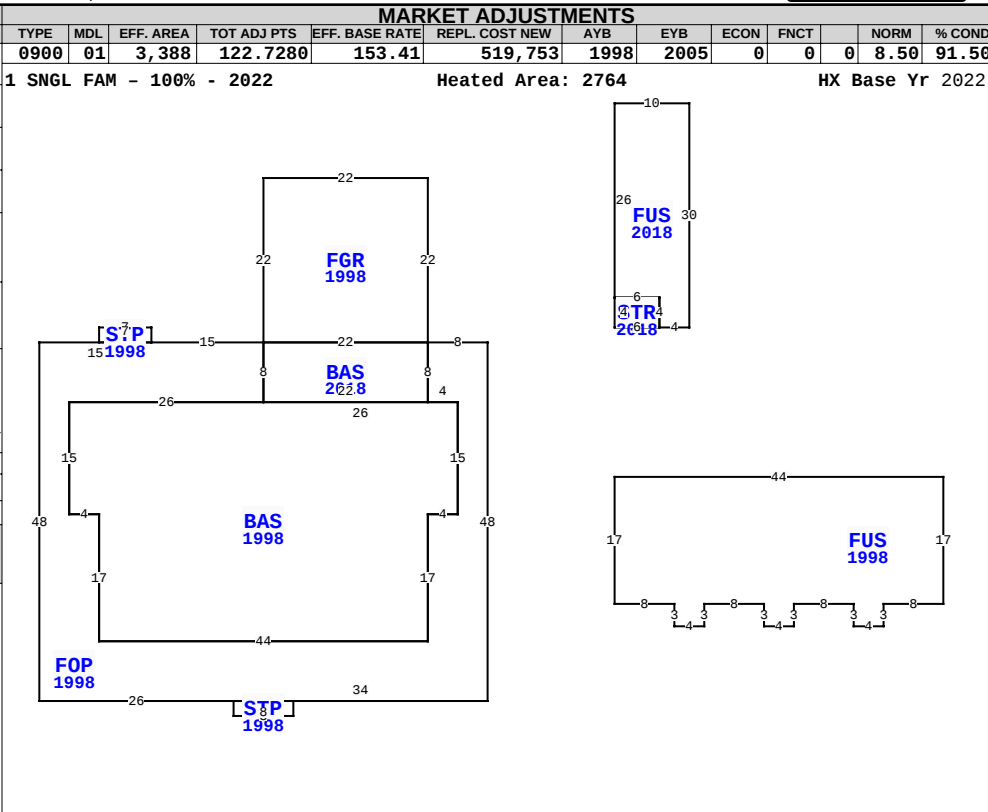
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,528	100	1,528	214,485
BAS	176	100	176	24,705
FGR	484	55	266	37,338
FOP	1,176	30	353	49,551
FUS	784	100	784	110,050
FUS	276	100	276	38,742
STP	14	10	1	140
STP	16	10	2	281
STR	24	10	2	281

TOTALS	4,478	3,388	475,574
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EXTRA FEATURES	
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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	0810	CONCRETE A	0 100	32	5	160.00	SF	6.50	6.50	100	1998	1998	3	75	780	
2	0810	CONCRETE A	0 100	0	0	1,114.00	SF	6.50	6.50	100	1998	1998	3	75	5,431	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
4	1242	WD DECK A	1 100	0	0	864.00	SF	10.00	10.00	100	2023	2023		100	8,640	
5	0751	UOP	1 100	0	0	132.00	SF	10.00	10.00	100	2023	2023		100	1,320	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000115	C	SFR ACRES	100	000



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/21/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF																19,006
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		501,652	
TOTAL MARKET OB/XF VALUE		19,006	
TOTAL LAND VALUE - MARKET		120,000	
TOTAL MARKET VALUE		640,658	
SOH/AGL Deduction		138,377	
ASSESSED VALUE		502,281	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		452,281	
TOTAL JUST VALUE		640,658	
NCON VALUE		36,038	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		583,548	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018397	GARAGE	79,775	12/14/2022
974304	NEW CONSTR	135,000	10/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2491/1078	8/27/2021	WD	Q	I	01
GRANTOR: BURKE SHIRLEY JEAN					SALE PRICE
GRANTEE: LAW KEVIN & BRIANNA					625,000
2160/1235	11/28/2017	WD	Q	I	01
GRANTOR: OWENS ROBERT L & THER					395,000
GRANTEE: BURKE RICHARD B & S					

BUILDING NOTES	
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BUILDING DIMENSIONS	
FGR=[YR=1998] W22 S22 FOP=[YR=1998] W15 STP=[YR=1998] N2 W7 S2 E7\$ W15 S48 E26 STP=[YR=1998] S2 E8 N2 W8\$ E34 N48 W8 S8 E4 S15 W4 S17 W44 N17 W4 N15 E26 N8\$ BAS=[YR=2018] S8 BAS=[YR=1998] W26 S15 E4 S17 E44 N17 E4 N15 W26\$ E22 N8 W22\$ E22 N22\$ PTR=E25 S40 FUS=[YR=1998] E44 S17 W8 S3 W4 N3 W8 S3 W4 N3 W8S3 W4 N3 W8 N17\$ N40 W25\$ PTR= E25 N10 FUS=[YR=2018] E10 S30 W4 STR=[YR=2018] W6 N4 E6 S4\$ N4 W6 N26\$ S10 W25\$.	

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