PT UNNUMBERED 31.5 ACRE TRACT
OF PBK 1/1 IN OR 2382/1826
GLENWOOD S/D PBK 1/1

PETTINGILL MICHAEL & BRIDGET
96015 CEDAR AVE
YULEE, FL 32097

2024

50-3N-28-5280-0001-022A

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

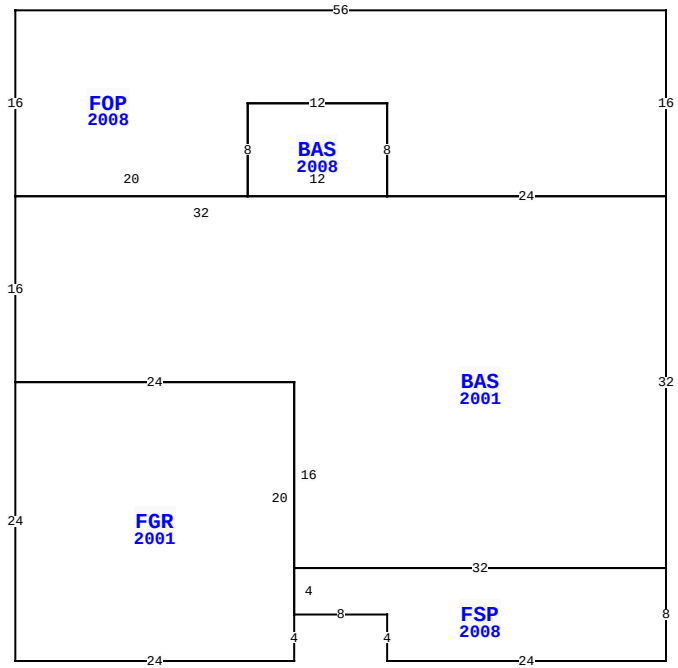
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4029.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,408	100	1,408	140,436
BAS	96	100	96	9,575
FGR	576	55	317	31,618
FOP	800	30	240	23,938
FSP	224	40	90	8,977
TOTALS	3,104		2,151	214,543

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,151	117.6098	111.73	240,331	2001	2001	0	0	0	10.73	89.27

1 SINGLE FAM – 100% - 2021 Heated Area: 1504 HX Base Yr 2021



96015 CEDAR AVE, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		223,624
TOTAL MARKET OB/XF VALUE		3,922
TOTAL LAND VALUE - MARKET		89,600
TOTAL MARKET VALUE		317,146
SOH/AGL Deduction		84,509
ASSESSED VALUE		232,637
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		182,637
TOTAL JUST VALUE		317,146
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,845

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108203	NEW CONSTR	74,752	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2382/1826	8/07/2020	WD	Q	I	01	235,000
GRANTOR: PURDY VERA J & JERRY						
GRANTEE: PETTINGILL MICHAEL						
2008/1873	10/12/2015	WD	U	I	11	100
GRANTOR: ROCKWELL JERRY A &						
GRANTEE: VERA J PURDY AND JE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2008] W56 S16 BAS=[YR=2001] S16 FGR=[YR=2001] S24 E24 N4 FSP=[YR=2008] E8 S4 E24 N8 W32 S4$ N20 W24$ E24 S16 E32 N32 W24 BAS=[YR=2008] N8 W12 S8 E12$ W32$ E20 N8 E12 S8 E24 N16$.

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	0812	CONCRETE C	0	100	0	0	1,140.00	SF	4.00	4.00	100	2005	2005	3	86	3,922	

LAND DESCRIPTION

TOTAL OB/XF 3,922

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	0008	RSF-1	0.00	0.00	1.12	AC		1.00	1.00	1.00	80,000.00	80,000.00	89,600							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.12 Total Land Value: 89,600 Market: 0 Agricultural: 0 Common: 89,600 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

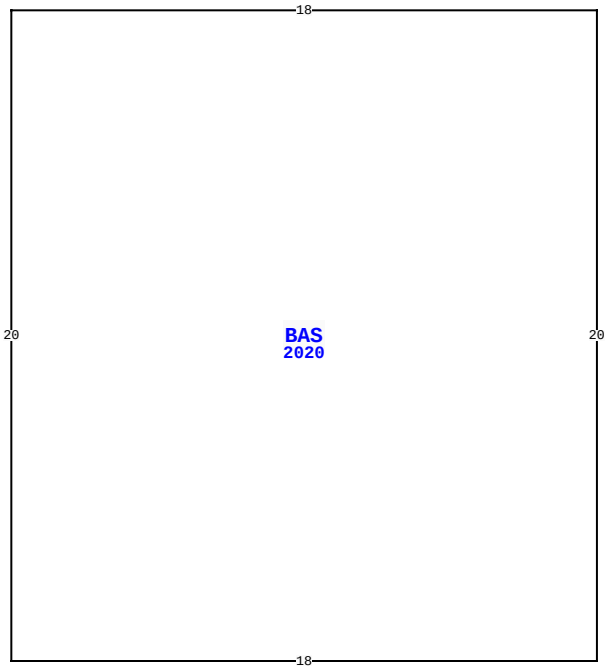
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4029.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	360	9,081
TOTALS	360		360	9,081

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	360	97.4050	34.09	12,272	2005	2005	0	0	0	26.00	74.00

2 GARAGE RES – 100% - 2021 Heated Area: 360 HX Base Yr 2021



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GRANTOR: ROCKWELL JERRY A &						
GRANTEE: VERA J PURDY AND JE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W18 S20 E18 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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