LOTS 2 & 11
IN OR 1937/624 & ESMT IN
OR 1479/638

JONES JAMES C III
PO BOX 2266
WAYCROSS, GA 31502

2024

50-3N-28-5280-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

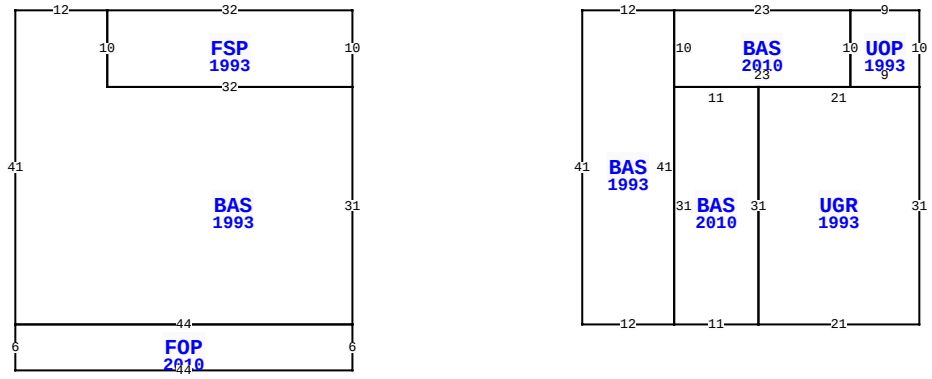
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	492	100	492	54,410
BAS	1,484	100	1,484	164,115
BAS	230	100	230	25,436
BAS	341	100	341	37,711
FOP	264	30	79	8,736
FSP	320	40	128	14,155
UGR	651	45	293	32,402
UOP	90	20	18	1,991
TOTALS	3,872		3,065	338,957

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,065	102.5800	128.22	392,994	1985	1995	0	0	0	13.75	86.25

1 SNGL FAM – 0% - 0 Heated Area: 2547 HX Base Yr



96116 GLENWOOD RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	338,957
TOTAL MARKET OB/XF VALUE	87,069
TOTAL LAND VALUE - MARKET	328,000
TOTAL MARKET VALUE	754,026
SOH/AGL Deduction	59,594
ASSESSED VALUE	694,432
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	694,432
TOTAL JUST VALUE	754,026
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	744,251

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26211	STORAGE BUILDING	33,130	08/02/2012
B24175	ADDITION	6,031	12/01/2010
R12263	REPAIR/RRF	514	02/01/2010
B23162	ADDITION	88,000	12/01/2009
B23163	ADDITION	0	12/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1937/0624	9/16/2014	WD	Q	I	02	595,000
GRANTOR: DONGO JULIO E						
GRANTEE: JONES JAMES C III						
1650/1609	11/17/2009	WD	Q	I	01	426,000
GRANTOR: SAGE ROBERT D & MARVI						
GRANTEE: DONGO JULIO E						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W32 BAS=[YR=1993] W12 S41 FOP=[YR=2010] S6 E44 N6 W44$ E44 N31 W32 N10 $ S10 E32 N10 $ PTR=E30 BAS=[YR=1993] E12 BAS=[YR=2010] E23 UOP=[YR=1993] E9 S10 UGR=[YR=1993] S31 W21 BAS=[YR=2010] W11 N31 E11 S31 $ N31 E21 $ W9 N10$ S10 W23 N10 $ S41 W12 N41 $ W30 $.

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	0	29	33	951.00	SF	4.00	4.00	100	1985	1985	3	47	1,788	
2	0855	CONC PAVER	0	0	0	0	2,167.00	SF	10.00	10.00	100	2010	2010	3	91	19,720	
3	1242	WD DECK A	0	0	28	4	112.00	SF	10.00	10.00	100	2010	2010	3	45	504	
4	1242	WD DECK A	0	0	12	4	48.00	SF	10.00	10.00	100	2010	2010	3	45	216	
5	1242	WD DECK A	0	0	6	22	132.00	SF	10.00	10.00	100	2010	2010	3	45	594	
6	0940	SHEDS/PORT	0	0	10	12	120.00	SF	30.00	30.00	100	2010	2010	3	45	1,620	
7	0681	POLE SHED	0	0	7	10	70.00	SF	15.00	15.00	100	2010	2010	3	60	630	
8	0310	AL GANG WY	0	0	0	0	20.00	LF	115.00	115.00	100	2010	2010	3	45	1,035	
9	0303	FLT DOCK W	0	0	30	10	300.00	SF	26.00	26.00	100	2010	2010	3	60	4,680	
10	0300	BOAT DCK W	0	0	0	0	590.00	SF	40.00	40.00	100	2010	2010	3	60	14,160	

TOTAL OB/XF 44,947

LAND DESCRIPTION

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	000130	C	SFR WATER	0	0008	RSF-1	100.00	700.00	1.64	AC		1.00	1.00	1.00	200,000.00	200,000.00	328,000							

REVIEW DATE 01/21/2022 BY KWA Total Acres: 1.64 Total Land Value: 328,000 Market: 0 Agricultural: 0 Common: 328,000 PRINTED 08/06/2024 BY SYS

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0317	DCK PLNG W	0	0	0	0	3.00	UT	500.00	500.00	100	2010	2010	3	45	675	
12	0350	CARPORT WD	0	0	10	10	100.00	SF	13.00	13.00	100	2010	2010	3	45	585	
13	1242	WD DECK A	0	0	10	10	100.00	SF	10.00	10.00	100	2010	2010	3	45	450	
14	1242	WD DECK A	0	0	12	26	312.00	SF	10.00	10.00	100	2010	2010	3	45	1,404	
15	0510	GARAGE WD-	0	0	24	36	864.00	SF	35.00	35.00	100	2012	2012	3	68	20,563	
16	0920	CWALL-WD/M	0	0	0	0	100.00	LF	390.00	390.00	100	2010	2010	3	45	17,550	
17	1076	TRELLIS A	0	0	14	12	168.00	SF	7.50	7.50	100	2013	2013	3	71	895	

LAND DESCRIPTION

TOTAL OB/XF 42,122

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

REVIEW DATE 01/21/2022 BY KWA Total Acres: 1.64 Total Land Value: 328,000 Market: 0 Agricultural: 0 Common: 328,000 PRINTED 08/06/2024 BY SYS