LOT 8
IN OR 2709/1188
GLENWOOD S/D R/P DBK 199/409

BRASWELL STEVEN WAYNE & BELINDA ANN REVOCABLE TRUS
P O BOX 735
FERNANDINA BEACH, FL 32035-0735

2024

50-3N-28-5280-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

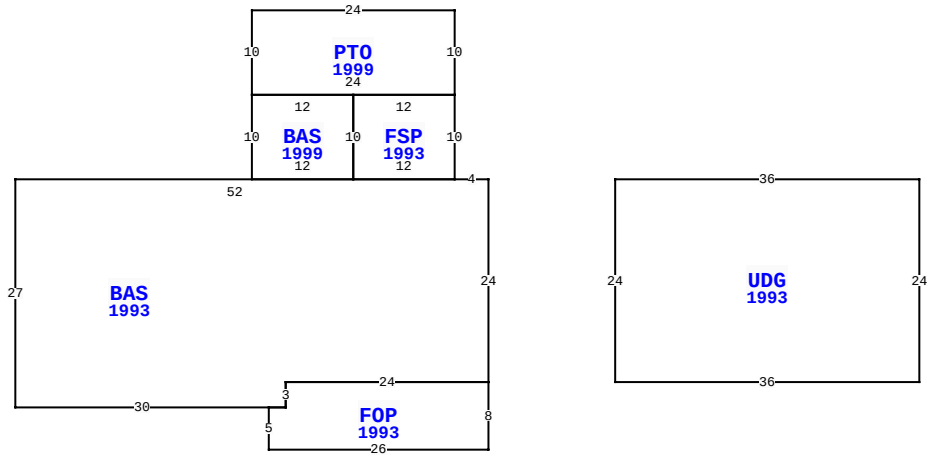
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,440	100	1,440	133,337
BAS	120	100	120	11,112
FOP	202	30	61	5,648
FSP	120	40	48	4,445
PTO	240	5	12	1,111
UDG	864	55	475	43,983
TOTALS	2,986		2,156	199,635

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,156	115.3460	109.58	236,254	1990	1990	0	0	0	15.50	84.50

1 SINGLE FAM – 100% - 1992 Heated Area: 1560 HX Base Yr 1992



96182 GLENWOOD RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		199,635
TOTAL MARKET OB/XF VALUE		8,347
TOTAL LAND VALUE - MARKET		80,040
TOTAL MARKET VALUE		288,022
SOH/AGL Deduction		160,341
ASSESSED VALUE		127,681
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		77,681
TOTAL JUST VALUE		288,022
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,772

PERMIT NUM	DESCRIPTION	AMT	ISSUED
996511	ADDITION	5,000	10/01/1999
B93-184	GARAGE	15,912	04/01/1993
8197	NEW CONSTR	600	05/28/1992
7859	XFOB	14,688	02/20/1992
6664	NEW CONSTR	1,575	05/14/1990
3876	NEW CONSTR	2,000	04/11/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2709/1188	5/02/2024	QC	U	I	11	100
GRANTOR: BRASWELL STEVEN W & B						
GRANTEE: BRASWELL STEVEN WAY						
0639/0290	10/21/1991	WD	Q	I		65,000
GRANTOR: ESTES STEVE & MARIE						
GRANTEE: BRASWELL STEVEN & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 FSP=[YR=1993] N10 PTO=[YR=1999] N10 W24 S10
BAS=[YR=1999] S10 E12 N10 W12$ E24$ W12 S10 E12$ W52 S27 E30
FOP=[YR=1993] S5 E26 N8 W24 S3 W2$ E2 N3 E24 N24$ PTR=E15
UDG=[YR=1993] E36 S24 W36 N24$ W15$.

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	0810	CONCRETE A	0	100	0	0	190.00	SF	6.50	6.50	100	1990	1990	3	59.5	735	
2	0810	CONCRETE A	0	100	36	30	1,080.00	SF	6.50	6.50	100	1999	1999	3	77	5,405	
3	0820	WOOD WALK	0	100	34	3	102.00	SF	11.75	11.75	100	1999	1999	3	40	479	
4	0940	SHEDS/PORT	0	100	12	24	288.00	SF	30.00	30.00	100	2001	2001	3	20	1,728	

LAND DESCRIPTION

TOTAL OB/XF 8,347

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	000100	C	SFR	100	0008	RSF-1	0.00	0.00	0.87	AC		1.00	1.00	1.15	80,000.00	92,000.00	80,040							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.87 Total Land Value: 80,040 Market: 0 Agricultural: 0 Common: 80,040 PRINTED 08/06/2024 BY SYS