

DOMENICK JEFFREY & MARTINE
96056 GLENWOOD ROAD
YULEE, FL 32097

50-3N-28-5280-0013-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		VALUATION SUMMARY										PAGE 1 of 2																			
Exterior Wall		10	ABOVE AVG 100		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY		STANDARD														
Roof Structur		08	IRREGULAR 100		0500	11	5,151	151.8594	227.79	1,173,346	2001	2015	0	0	0	3.50	96.50	Tax Group: 4		Tax Dist:														
Roof Cover		03	COMP SHNGL 90		1 SFR CUST - 100% - 2022										Heated Area: 4428										HX Base Yr 2022									
Roof Cover		12	MODULAR MT 10												BUILDING MARKET VALUE		1,174,515																	
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE		149,067																	
Interior Floo		11	CLAY TILE 100												TOTAL LAND VALUE - MARKET		610,000																	
Air Condition		03	CENTRAL 100												TOTAL MARKET VALUE		1,933,582																	
Heating Type		04	AIR DUCTED 100												SOH/AGL Deduction		647,821																	
Bedrooms			3 100												ASSESSED VALUE		1,285,761																	
Bathrooms			3.5 100												TOTAL EXEMPTION VALUE		HX HB 50,000																	
Frame		02	WOOD FRAME 100												BASE TAXABLE VALUE		1,235,761																	
Stories		2.	2. 100												TOTAL JUST VALUE		1,933,582																	
Units			0 100												NCON VALUE		53,600																	
					INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE		1,730,601																											
Quality		04	Quality Level 04																															
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																														
APT	525	100	525	115,404																														
BAS	1,354	100	1,354	297,633																														
BAS	104	100	104	22,861																														
BAS	104	100	104	22,861																														
BAS	112	100	112	24,619																														
BAS	176	100	176	38,688																														
FGR	525	55	289	63,527																														
FOP	100	30	30	6,595																														
FOP	100	30	30	6,595																														
FOP	439	30	132	29,016																														
TOTALS	6,520		5,151	1,132,279																														
EXTRA FEATURES					96056 GLENWOOD RD, YULEE																													
					BLD DATE										LGL DATE																			
					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	0300	BOAT DCK W	0 100	0	0	1,035.00	SF	40.00	40.00	100	2021	2021	3	95	39,330																			
2	0350	CARPORT WD	0 100	32	14	448.00	SF	13.00	13.00	100	2021	2021	3	93	5,416																			
3	0323	BOAT LFT H	0 100	0	0	1.00	UT	2,500.00	2,500.00	100	2021	2021	3	93	2,325																			
4	0310	AL GANG WY	0 100	0	0	20.00	LF	115.00	115.00	100	2021	2021	3	93	2,139																			
5	0303	FLT DOCK W	0 100	42	8	336.00	SF	26.00	26.00	100	2010	2010	3	60	5,242																			
6	0303	FLT DOCK W	0 100	42	8	336.00	SF	26.00	26.00	100	2021	2021	3	95	8,299																			
7	0317	DCK PLNG W	0 100	0	0	8.00	UT	1,000.00	1,000.00	100	2021	2021	3	93	7,440																			
8	0812	CONCRETE C	0 100	0	0	3,376.00	SF	4.00	4.00	100	2022	2022	3	100	13,504																			
9	0855	CONC PAVER	0 100	0	0	697.00	SF	10.00	10.00	100	2022	2022	3	100	6,970																			
10	0504	FP-ELECTRI	0 100	0	0	2.00	UT	2,000.00	2,000.00	100	2021	2021	3	99	3,960																			
LAND DESCRIPTION					TOTAL OB/XF										94,625																			
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	000115	C	SFR ACRES	100	0008	RSF-1	0.00	0.00	3.05	AC		1.00	1.00	1.00	200,000.00	200,000.00	610,000																	

LOTS 14,15 & PT OF LOT 13
IN OR 2439/1852
ESMT IN OR 925/888

DOMENICK JEFFREY & MARTINE
96056 GLENWOOD ROAD
YULEE, FL 32097

2024

50-3N-28-5280-0013-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms	0	100
Bathrooms	0	100
Frame	05	STEEL 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
BAS	2,280	100
PTO	90	5
PTO	90	5
TOTALS	2,460	2,288

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	2,288	81.1440	28.40	64,979	2001	2001	0	0	35.00	65.00

2 GARAGE RES - 100% - 2022

Heated Area: 2280

HX Base Yr 2022

31

10

9

9

10

42

31

10

9

9

10

60

BAS
2001

PTO
2001

PTO
2001

BLD DATE

XF DATE

LGL DATE

LAND DATE