BLOCK 11 LOT 9 &
N1/2 OF LOT 7 IN OR 2394/1533
OLD TOWN

GREEN EDWARD R II
96316 GLENWOOD RD
YULEE, FL 32097

2025

00-00-31-1580-0011-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

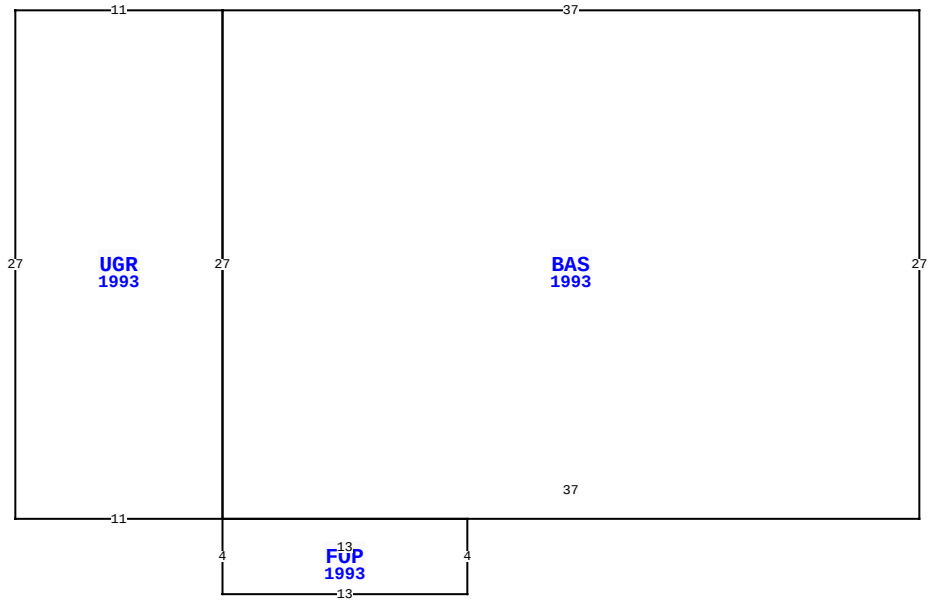
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	999	100	1993	999	83,169
FOP	52	30	1993	16	1,332
UGR	297	45	1993	134	11,156
TOTALS	1,348			1,149	95,657

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,149	139.9200	139.92	160,768	1963	1963	0	0	0	40.50	59.50

1 SINGLE FAM – 0% - 0 Heated Area: 999 HX Base Yr



1006 WHITE ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	95,657
TOTAL MARKET OB/XF VALUE	718
TOTAL LAND VALUE - MARKET	262,824
TOTAL MARKET VALUE	359,199
SOH/AGL Deduction	97,474
ASSESSED VALUE	261,725
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	261,725
TOTAL JUST VALUE	359,199
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	330,018

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121762	REPLACE METER JAW	250	08/28/2012
20062739	REPLACE ELEC.PANE	0	12/13/2006
8824	RE-ROOF	2,000	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2394/1533	9/15/2020	QC	U	I	11	100
GRANTOR: GREEN EDWARD R						
GRANTEE: GREEN EDWARD R II						
2390/0324	8/28/2020	PR	U	I	19	100
GRANTOR: GREEN EDWARD P/R OF H						
GRANTEE: GREEN EDWARD R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W37 UGR=[YR=1993] W11 S27 E11 N27 $ S27
FOP=[YR=1993] S4 E13 N4 W13 $ E37 N27 $.

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	0	47	8	376.00	SF	6.50	6.50	100	1963	1963	3	20	489	
2	0810	CONCRETE A	0	0	20	3	60.00	SF	6.50	6.50	100	1963	1963	3	20	78	
3	0810	CONCRETE A	0	0	3	4	12.00	SF	6.50	6.50	100	1963	1963	3	20	16	
4	0825	BRICK	0	0	0	0	26.00	SF	12.50	12.50	100	1963	1963	3	41.4	135	

LAND DESCRIPTION

TOTAL OB/XF 718

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	RES	0	0010	OT-1	46.00	93.00	46.60	FF		1.00	1.00	1.20	4,700.00	5,640.00	262,824							

REVIEW DATE 12/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 262,824 Market: 0 Agricultural: 0 Common: 262,824 PRINTED 07/30/2025 BY SYS