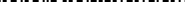


MYERS BRYSTOL E  
4635 GLYNWOODS CT  
FERNANDINA BEACH, FL 32034

# 2025



BUILDING CHARACTERISTICS

| ELEMENT          | CD               | CONSTRUCTION     |      |              |                      |
|------------------|------------------|------------------|------|--------------|----------------------|
| Exterior Wall    | 15               | CONC BLOCK 100   |      |              |                      |
| Roof Structur    | 03               | GABLE/HIP 100    |      |              |                      |
| Roof Cover       | 03               | COMP SHNGL 100   |      |              |                      |
| Interior Wall    | 05               | DRYWALL 100      |      |              |                      |
| Interior Floo    | 13               | LVT/LAMNT 50     |      |              |                      |
| Interior Floo    | 14               | CARPET 50        |      |              |                      |
| 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          | 03               | Quality Level 03 |      |              |                      |
| DOR CODE         | 0100             | SINGLE FAMILY    |      |              |                      |
| MAP NUM          |                  | MKT AREA 04      |      |              |                      |
| NEIGHBORHOOD/LOC | 4052.00          |                  |      |              |                      |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE      | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 1,617            | 100              | 1993 | 1,617        | 130,169              |
| FOP              | 225              | 30               | 1993 | 68           | 5,474                |
| FST              | 48               | 55               | 1993 | 26           | 2,093                |
| TOTALS           | 1,890            |                  |      | 1,711        | 137,736              |

MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |
|------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|
| 0100 | 01  | 1,711     | 100.0000    | 100.00         | 171,100        | 1958 | 1985 |      | 0    | 0 | 19.50 | 80.50  |

1 SINGLE FAM - 0% - 0  
Heated Area: 1617  
HX Base Yr

BAS 1993

FST 1993

FOP 1993

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION BY STANDARD

Tax Group: 4Tax Dist:

|                           |         |
|---------------------------|---------|
| BUILDING MARKET VALUE     | 137,736 |
| TOTAL MARKET OB/XF VALUE  | 10,118  |
| TOTAL LAND VALUE - MARKET | 60,000  |
| TOTAL MARKET VALUE        | 207,854 |
| SOH/AGL Deduction         | 29,565  |
| ASSESSED VALUE            | 178,289 |
| TOTAL EXEMPTION VALUE     | 0       |
| BASE TAXABLE VALUE        | 178,289 |
| TOTAL JUST VALUE          | 207,854 |
| NCON VALUE                | 0       |
| INCOME VALUE              |         |
| PREVIOUS YEAR MKT VALUE   | 191,959 |

SALES DATA

| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| 1846/0437         | 3/19/2013 | QC        | U   | I   | 11     | 100        |

GRANTOR: MYERS DONNA J

GRANTEE: MYERS BRYSTOL E

1336/15677/28/2005WD Q I149,400

GRANTOR: GREGORY JIMMY A & SAB

GRANTEE: MYERS BRYSTOL & DON

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W55 S30 E18 FOP=[YR=1993] E45 N5 W45 S5\$ N5 E45 N19 FST=[YR=1993] N6 W8 S6 E8 \$ W8 N6\$.

LAND DESCRIPTION

TOTAL OB/XF 10,118

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT   | DEPTH  | TOT LND UTS | UNIT TYPE | D T | DPHT 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   | RSF-     | 2100.00 | 115.00 | 1.00        | LT        |     | 1.00      | 1.00   | 1.00    | 60,000.00  | 60,000.00      | 60,000     |                             |      |         |      |     |    |        |

REVIEW DATE 05/12/2019 BY KBA

Total Acres: 0.00Total Land Value: 60,000Market: 0Agricultural: 0Common: 60,000

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