PT OF HEIRS OF E WATERMAN
GRANT SEC 44-2N-27E IN
OR 130/688 BEING PARAGRAPH "1"

GLOVER GERALD K/GLOVER MICHAEL K
76002 GLOVER LN
YULEE, FL 32097

2025

44-2N-27-0000-0003-0020

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	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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

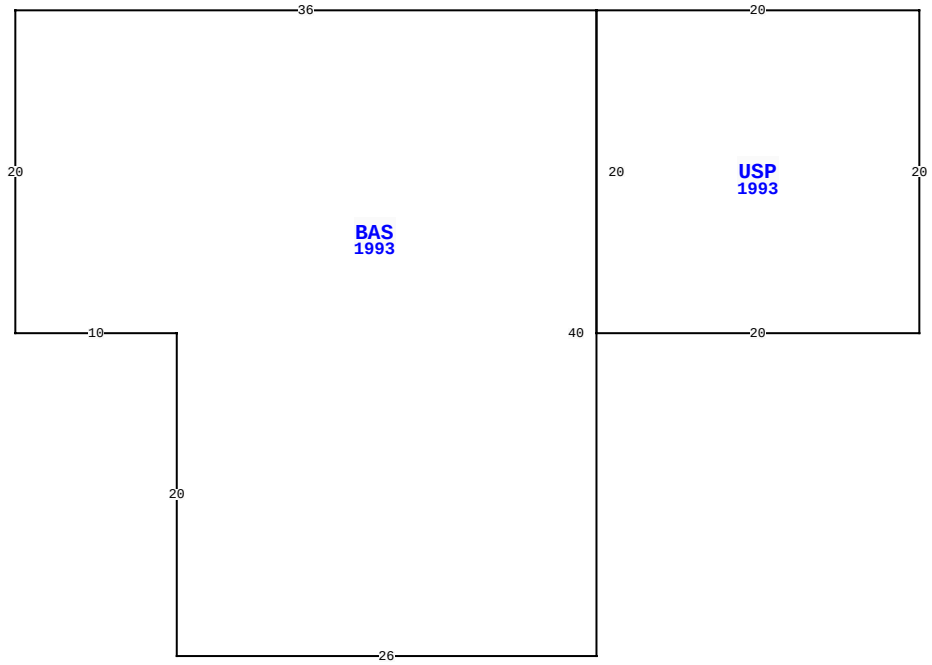
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,240	100	1993	1,240	102,164
USP	400	30	1993	120	9,887
TOTALS	1,640			1,360	112,050

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,360	107.0000	107.00	145,520	1961	1961	0	0	0	23.00	77.00

1 SINGLE FAM – 0% - 2025 Heated Area: 1240 HX Base Yr



76002 GLOVER LN, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	112,050
TOTAL MARKET OB/XF VALUE	1,680
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	173,730
SOH/AGL Deduction	0
ASSESSED VALUE	173,730
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	173,730
TOTAL JUST VALUE	173,730
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	158,473

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2781/280	4/15/2025	FJ	U	I	11	0
GRANTOR: GLOVER ROBERT EST						
GRANTEE: GLOVER GERALD K						
0215/0599	3/05/1976	QC	U	I		3,500
GRANTOR: HOME SECURITY CORPORA						
GRANTEE: GLOVER ROBERT & LOU						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1993] W20 BAS=[YR=1993] W36 S20 E10 S20 E26 N40$ S20 E20 N20$.

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	0510	GARAGE WD-	0	0	0	0	240.00	SF	35.00	35.00	100	1983	1983	3	20	1,680	

LAND DESCRIPTION

TOTAL OB/XF 1,680

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		RM	100.00	130.00	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: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS