LOTS 1 & 12 & PT OF LOT 13
IN OR 2026/843 & ESMT'S IN
OR 466/461 & OR 563/1267

WHITAKER DAVID B & JEANETTE R
96094 GLENWOOD RD
YULEE, FL 32097

2025

50-3N-28-5280-0001-0000

BUILDING CHARACTERISTICS

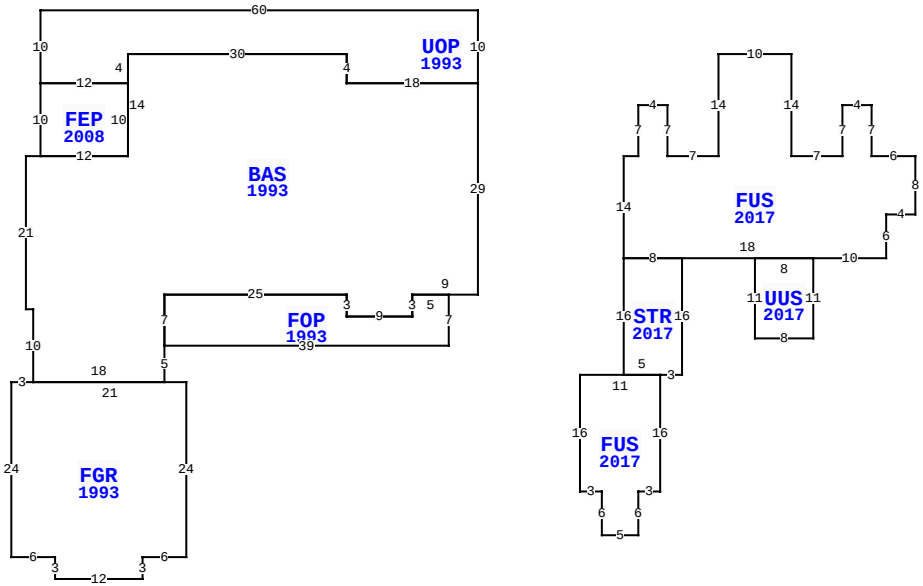
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,023	100	1993	2,023	248,273
FEP	120	80	2008	96	11,781
FGR	612	55	1993	337	41,358
FOP	246	30	1993	74	9,082
FUS	206	100	2017	206	25,282
FUS	732	100	2017	732	89,835
STR	128	10	2017	13	1,595
UOP	480	20	1993	96	11,781
UUS	88	50	2017	44	5,400
TOTALS	4,635			3,621	444,387

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,621	105.6510	139.46	504,985	1993	2000	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2016 Heated Area: 2961 HX Base Yr 2016



96094 GLENWOOD RD, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		444,387
TOTAL MARKET OB/XF VALUE		6,656
TOTAL LAND VALUE - MARKET		596,000
TOTAL MARKET VALUE		1,047,043
SOH/AGL Deduction		519,978
ASSESSED VALUE		527,065
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		476,343
TOTAL JUST VALUE		1,047,043
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		985,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-1333	TEMP POLE	0	10/01/1994
93-194	NEW CONSTR	75,918	04/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2026/0843	1/29/2016	WD	U	I	11	100
GRANTOR: WHITAKER DAVID BRETT						
GRANTEE: WHITAKER DAVID BRET						
2017/1217	12/09/2015	WD	U	I	11	100
GRANTOR: WHITAKER MELBA P LIVI						
GRANTEE: WHITAKER DAVID BRET						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W60 S10 FEP=[YR=2008] S10 BAS=[YR=1993] W2 S21 E1 S10 FGR=[YR=1993] W3 S24 E6 S3 E12 N3 E6 N24 W21 $ E18 N5 FOP=[YR=1993] E39 N7 W5 S3 W9 N3 W25 S7$ N7 E25 S3 E9 N3 E9N29 W18 N4 W30 S14 W12$ E12 N10 W12$ E12 N4 E30 S4 E18 N10 $ PTR= E20 S20 FUS=[YR=2017] E2 N7 E4 S7 E7 N14 E10 S14 E7 N7 E4 S7 E6 S8 W4 S6 W10 UUS=[YR=2017] S11 W8 N11 E8$ W18 STR=[YR=2017] S16 W3 FUS=[YR=2017] S16 W3 S6 W5 N6 W3 N16 E11$ W5 N16 E8$ W8 N14$ N20 W20$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	
2	0681	POLE SHED	0	100	15	20	300.00	SF	15.00	15.00	100	1985	1985	3	20	900	
3	0681	POLE SHED	0	100	18	20	360.00	SF	15.00	15.00	100	1985	1985	3	20	1,080	
4	0510	GARAGE WD-	0	100	20	20	400.00	SF	26.95	26.95	100	1985	1985	3	20	2,156	

LAND DESCRIPTION

TOTAL OB/XF 6,656

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	000131	C	RES CREEK	100		RSF-1	0.00	0.00	2.98	AC		1.00	1.00	1.00	200,000.00	200,000.00	596,000							

REVIEW DATE 10/01/2024 BY KBA Total Acres: 2.98 Total Land Value: 596,000 Market: 0 Agricultural: 0 Common: 596,000 PRINTED 07/30/2025 BY SYS