PT UNNUMBERED 32 ACRE TRACT
OF PBK 1/1 & PT OF GOVT LOT 2
OF SEC 56-3N-28E IN

MONEYHAN ROBERT E & DEBBIE K
PO BOX 39
YULEE, FL 32041-0039

2025

50-3N-28-5280-0001-000A

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	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

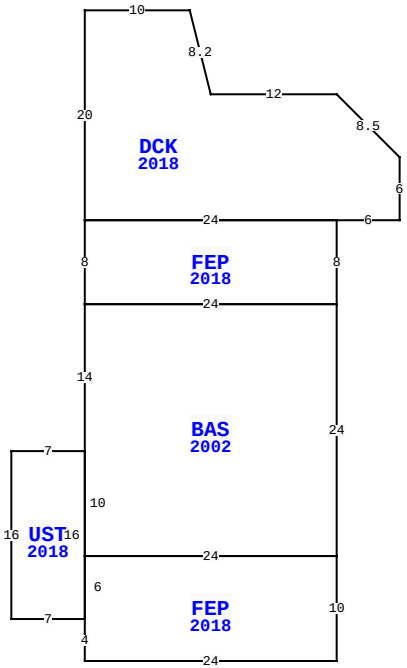
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	2002	576	75,471
DCK	430	10	2018	43	5,634
FEP	192	80	2018	154	20,178
FEP	240	80	2018	192	25,157
UST	112	45	2018	50	6,551
TOTALS	1,550			1,015	132,992

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,015	107.8920	142.42	144,556	2002	2007	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2003 Heated Area: 576 HX Base Yr 2003



96235 GLENWOOD RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		132,992
TOTAL MARKET OB/XF VALUE		8,779
TOTAL LAND VALUE - MARKET		336,122
TOTAL MARKET VALUE		477,893
SOH/AGL Deduction		314,882
ASSESSED VALUE		163,011
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		112,289
TOTAL JUST VALUE		477,893
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		475,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M015564	NEW CONSTR	0	12/01/2001
007295	B001	32,256	07/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0713/1078	9/07/1994	WD	U	V	09	61,500
GRANTOR: GUESS WILLIAM I						
GRANTEE: MONEYHAN ROBERT E &						
0644/0602	12/18/1991	WD	U	V	09	55,000
GRANTOR: MCRAE WM M III						
GRANTEE: GUESS WILLIAM I						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2018] E6 N6 U6 L6 W12 U8 L2 W10 S20 E24$
FEP=[YR=2018] W24 S8 BAS=[YR=2002] S14 UST=[YR=2018] W7
S16 E7 FEP=[YR=2018] S4E24 N10 W24 S6$ N16$ S10 E24 N24 W24$
E24 N8$.

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	2002	2002	3	85	2,975	
2	0810	CONCRETE A	0	100	42	7	294.00	SF	6.50	6.50	100	2002	2002	3	80	1,529	
3	0940	SHEDS/PORT	0	100	18	14	252.00	SF	18.00	18.00	100	1995	1995	3	20	907	
4	0681	POLE SHED	0	100	18	12	216.00	SF	11.25	11.25	100	1995	1995	3	20	486	
5	0681	POLE SHED	0	100	18	12	216.00	SF	11.25	11.25	100	1995	1995	3	20	486	
6	0681	POLE SHED	0	100	14	10	140.00	SF	11.25	11.25	100	1995	1995	3	20	315	
7	0940	SHEDS/PORT	0	100	20	14	280.00	SF	18.00	18.00	100	2005	2005	3	22	1,109	
8	0681	POLE SHED	0	100	20	12	240.00	SF	11.25	11.25	100	2005	2005	3	36	972	

LAND DESCRIPTION

TOTAL OB/XF 8,779

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	000116	C	RES MARSH	100	0008	RSF-1	0.00	0.00	4.20	AC		1.00	1.00	1.00	80,000.00	80,000.00	336,000							
2	009620	C	MARSH	0		RSF-1	0.00	0.00	1.22	AC		1.00	1.00	1.00	100.00	100.00	122							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 5.42 Total Land Value: 336,122 Market: 0 Agricultural: 0 Common: 336,122 PRINTED 07/30/2025 BY SYS