PT UNNUMBERED 31.5 ACRE TRACT
OF PBK 1/1 BEING ONLY PT LYING
SELY OF OR 381/530 & N OF

GORDON WALTER LADD EST
96223 GLENWOOD ROAD
YULEE, FL 32097

2025

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4029.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

GLENWOOD RD, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	12,960
TOTAL MARKET VALUE	12,960
SOH/AGL Deduction	3,828
ASSESSED VALUE	9,132
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,132
TOTAL JUST VALUE	12,960
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	12,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED
963027	SWIM POOL	10,000	07/17/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0271/0186	7/24/1978	WD	Q	V	06	100

GRANTOR: MCRAE WILLIAM M III &

GRANTEE: GORDON WALTER LADD

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		RSF-1	0.00	0.00	0.18	AC		1.00	1.00	0.90	80,000.00	72,000.00	12,960							

REVIEW DATE 06/21/2023 BY MLU Total Acres: 0.18 Total Land Value: 12,960 Market: 0 Agricultural: 0 Common: 12,960 PRINTED 07/30/2025 BY SYS