PT UNNUMBERED 32 ACRE TRACT OF
PBK 1/1 & PT OF GOVT LOT 2 OF
SEC 56-3N-28E & PT OF SE1/4 OF

ANDERSON ERIK & COURTNEY D
96314 GLENWOOD ROAD
YULEE, FL 32097

2025

50-3N-28-5280-0001-005A

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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

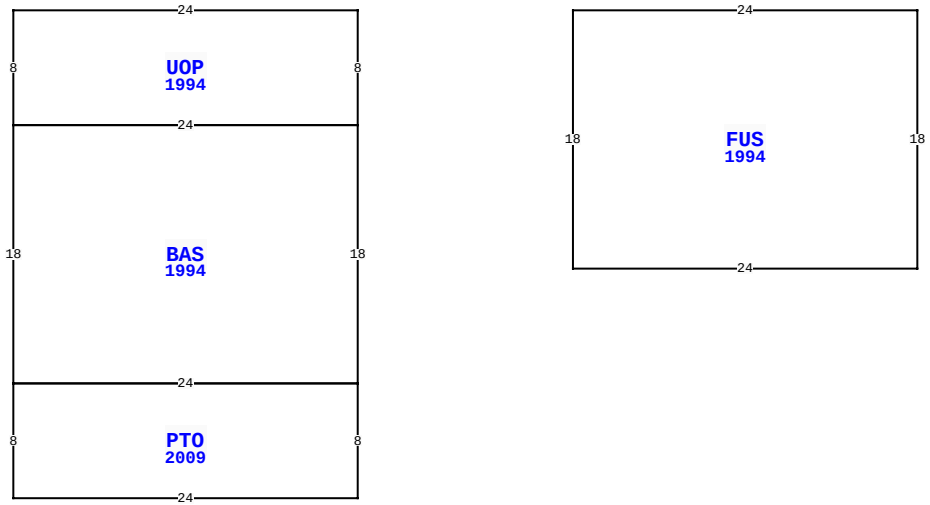
NEIGHBORHOOD/LOC 4029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	432	100	1994	432	79,593
FUS	432	100	1994	432	79,593
PTO	192	5	2009	10	1,842
UOP	192	20	1994	38	7,001
TOTALS	1,248			912	168,029

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	912	125.3880	198.11	180,676	1980	2010	0	0	0	7.00	93.00

1 SFR CUST – 100% - 2024 Heated Area: 864 HX Base Yr 2024



96314 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		168,029
TOTAL MARKET OB/XF VALUE		15,152
TOTAL LAND VALUE - MARKET		2,258,661
TOTAL MARKET VALUE		2,441,842
SOH/AGL Deduction		56,398
ASSESSED VALUE		2,385,444
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		2,334,722
TOTAL JUST VALUE		2,441,842
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,374,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25376	DEMOLITION	11,245	12/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2664/1740	8/15/2023	WD	U	I	37	4,000,000
GRANTOR: HAKIMIAN BENJAMIN S &						
GRANTEE: ANDERSON ERIK & COU						
1764/0945	2/05/2010	WD	U	I	30	100
GRANTOR: HOSHALL CLARK V JR						
GRANTEE: HAKIMIAN BENJAMIN S						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1994] W24 S8 BAS=[YR=1994] S18 PTO=[YR=2009] S8 E24 N8 W24$ E24 N18 W24$ E24 N8$ PTR=E15 FUS=[YR=1994] E24 S18 W24 N18$ W15$.

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	100	24	28	672.00	SF	23.45	23.45	100	1983	1983	3	20	3,152	
2	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
3	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 15,152

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	13.28	AC		1.00	1.00	0.85	200,000.00	170,000.00	2,257,600							
2	009620	C	MARSH	100		RSF-1	0.00	0.00	10.61	AC		1.00	1.00	1.00	100.00	100.00	1,061							

REVIEW DATE 12/14/2023 BY NWX Total Acres: 23.89 Total Land Value: 2,258,661 Market: 0 Agricultural: 0 Common: 2,258,661 PRINTED 07/30/2025 BY SYS