

PT UNNUMBERED 31.5 ACRE TRACT
OF PBK 1/1 & PT OF GOVT LOT 2
OF SEC 56-3N-28E IN OR 381/533

GORDON LILLIAN A
105 S 15TH ST
FERNANDINA BEACH, FL 32034

2025

50-3N-28-5280-0001-009A



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LVT/LAMMT 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

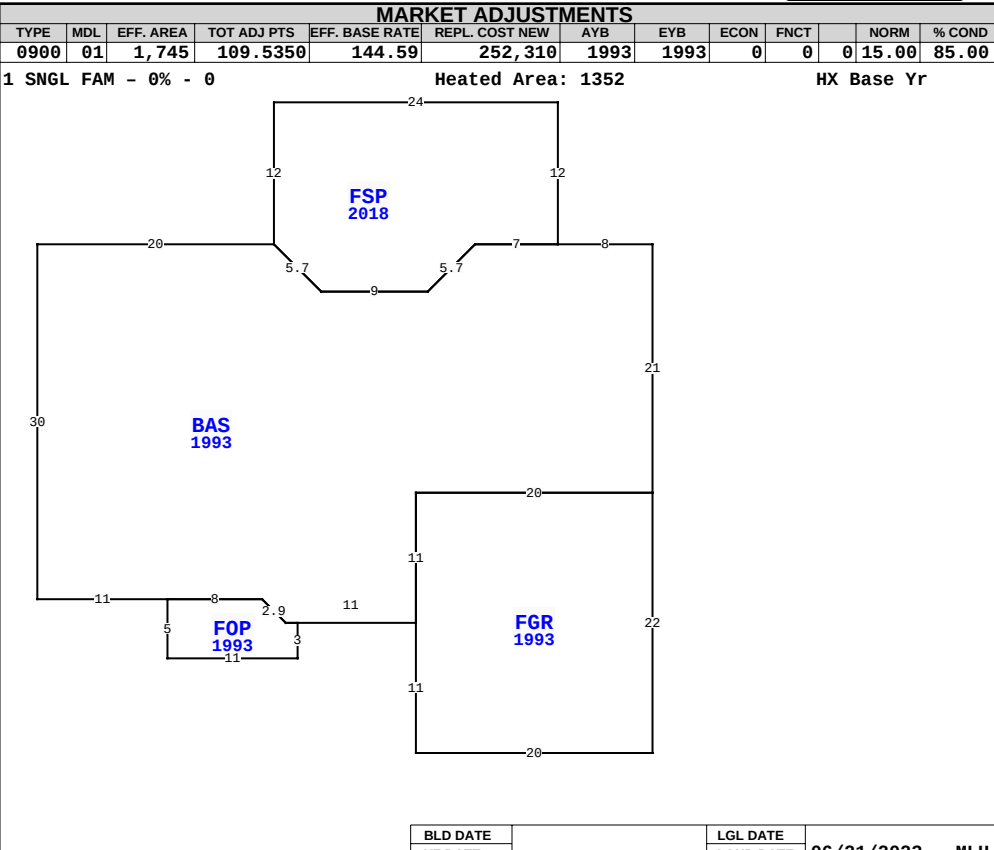
Quality	02 Quality Level 02
DOR CODE	0100 SINGLE FAMILY

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	1,352	100	1993	1,352	166,163
FGR	440	55	1993	242	29,742
FOP	51	30	1993	15	1,844
FSP	340	40	2018	136	16,714
TOTALS	2,183			1,745	214,464

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	0	0	936.00	SF	5.20	5.20	100	1993
2	0845	KOOL DECK	0	0	94	376.00	SF	7.25	7.25	100	1996
3	0861	POOL GUNIT	0	0	15	420.00	SF	85.00	85.00	100	1996
4	0810	CONCRETE A	0	0	18	144.00	SF	6.50	6.50	100	1996

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000116	C	RES MARSH	0	0008	RSF	1225.00	488.00	2.31	AC	1.00
2	009620	C	MARSH	0		RSF	1 0.00	0.00	1.00	AC	1.00



96223 GLENWOOD RD, YULEE	BLD DATE	LGL DATE	06/21/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
12,818											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000116	C	RES MARSH	0	0008	RSF	1225.00	488.00	2.31	AC	1.00
2	009620	C	MARSH	0		RSF	1 0.00	0.00	1.00	AC	1.00

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
214,464											
TOTAL MARKET OB/XF VALUE											
12,818											
TOTAL LAND VALUE - MARKET											
184,900											
TOTAL MARKET VALUE											
412,182											
SOH/AGL Deduction											
61,269											
ASSESSED VALUE											
350,913											
TOTAL EXEMPTION VALUE											
0											
BASE TAXABLE VALUE											
350,913											
TOTAL JUST VALUE											
412,182											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
401,573											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
96 3027	SWIM POOL	10,000	07/17/1996
8493	NEW CONSTR	67,465	11/06/1992

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0381/0533	3/15/1983	QC	Q	I	06	100			
GRANTOR: HADDOCK ELIZABETH									
GRANTEE: GORDON WALTER LADD									
0322/0716	10/01/1980	WD	U	V		100			
GRANTOR:									
GRANTEE:									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W8 FSP=[YR=2018] N12 W24 S12 D4 R4 E9 U4 R4 E7\$ W7 D4 L4 W9 U4 L4 W20 S30 E11 FOP=[YR=1993] S5 E11 N3 W1 U2 L2 W8\$ E8 D2 R2 E11 FGR=[YR=1993] S11 E20 N22 W20S11\$ N11 E20 N21\$.											