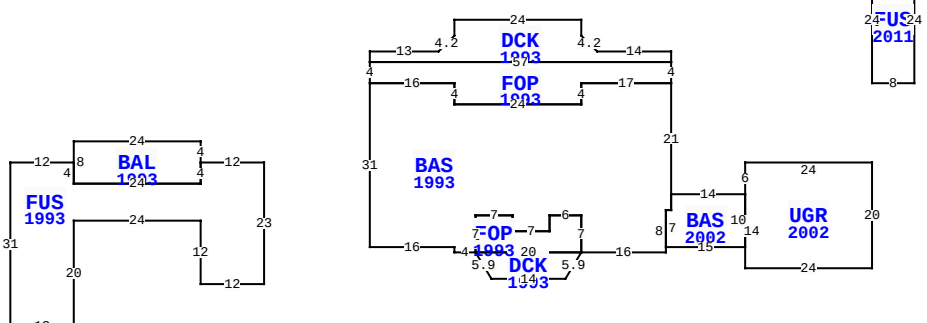


GREEN EDWARD R/MELANSON MARIA J ET AL
96316 GLENWOOD RD
YULEE, FL 32097

50-3N-28-5280-0001-012A

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		16	WD FR STUC 70							0500	01	3,153	110.4000	174.43	549,978	1991	2001	0	0	0	11.35	88.65	VALUATION BY		STANDARD														
Exterior Wall		10	ABOVE AVG 30							1 SFR CUST - 100% - 2012										Heated Area: 2740										HX Base Yr 2012									
Roof Structur		08	IRREGULAR 100																																				
Roof Cover		03	COMP SHNGL 100																																				
Interior Wall		05	DRYWALL 100																																				
Interior Floo		13	LVT/LAMNT 50																																				
Interior Floo		18	SLATE 50																																				
Air Condition		03	CENTRAL 100																																				
Heating Type		04	AIR DUCTED 100																																				
Bedrooms			3 100																																				
Bathrooms			3.5 100																																				
Frame		02	WOOD FRAME 100																																				
Stories		2.	2. 100																																				
Units			0 100																																				
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																																		
BAL	192	15	1993	29	4,484																																		
BAS	1,585	100	1993	1,585	245,092																																		
BAS	147	100	2002	147	22,731																																		
DCK	85	10	1993	8	1,237																																		
DCK	267	10	1993	27	4,175																																		
FOP	119	30	1993	36	5,566																																		
FOP	324	30	1993	97	15,000																																		
FUS	816	100	1993	816	126,180																																		
FUS	192	100	2011	192	29,690																																		
UGR	480	45	2002	216	33,401																																		
TOTALS	4,207			3,153	487,555																																		
EXTRA FEATURES						96316 GLENWOOD RD, YULEE										BLD DATE				LGL DATE		06/21/2023		MLU															
																XF DATE				LAND DATE																			
																INC DATE				AG DATE																			
L N	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	0811	CONCRETE B	0 100	0	0	600.00	SF	5.20	5.20	100	1987	1987	3	49.5	1,544																								
2	0525	GAZEBO	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	1988	1988	3	20	1,000																								
3	0861	POOL GUNIT	0 100	35	18	630.00	SF	85.00	85.00	100	1992	1992	3	20	10,710																								
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	2,380																								
5	0820	WOOD WALK	0 100	0	0	370.00	SF	11.75	11.75	100	1991	1991	3	40	1,739																								
6	0845	KOOL DECK	0 100	0	0	644.00	SF	7.25	7.25	100	1992	1992	3	62	2,895																								
7	0812	CONCRETE C	0 100	0	0	2,140.00	SF	4.00	4.00	100	1991	1991	3	59.5	5,093																								
8	0920	CWALL-WD/M	0 100	0	0	293.00	LF	390.00	390.00	100	2002	2002	3	20	22,854																								
9	0300	BOAT DCK W	0 100	12	10	120.00	SF	40.00	40.00	100	2002	2002	3	29	1,392																								
10	0311	WD GANG WY	0 100	0	0	16.00	SF	45.00	45.00	100	2002	2002	3	20	144																								
LAND DESCRIPTION						TOTAL OB/XF										49,751																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPFH 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	2.92	AC		1.00	1.00	1.00	80,000.00	80,000.00	233,600																						
		</																																					

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.92 Total Land Value: 233,600 Market: 0 Agricultural: 0 Common: 233,600 PRINTED 07/30/2025 BY SYS