PT UNNUMBERED 31.5 ACRE TRACT
OF PBK 1/1 IN OR 2491/1078
GLENWOOD S/D PBK 1/1

LAW KEVIN & BRIANNA
96097 GLENWOOD RD
YULEE, FL 32097

2025

50-3N-28-5280-0001-015A

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

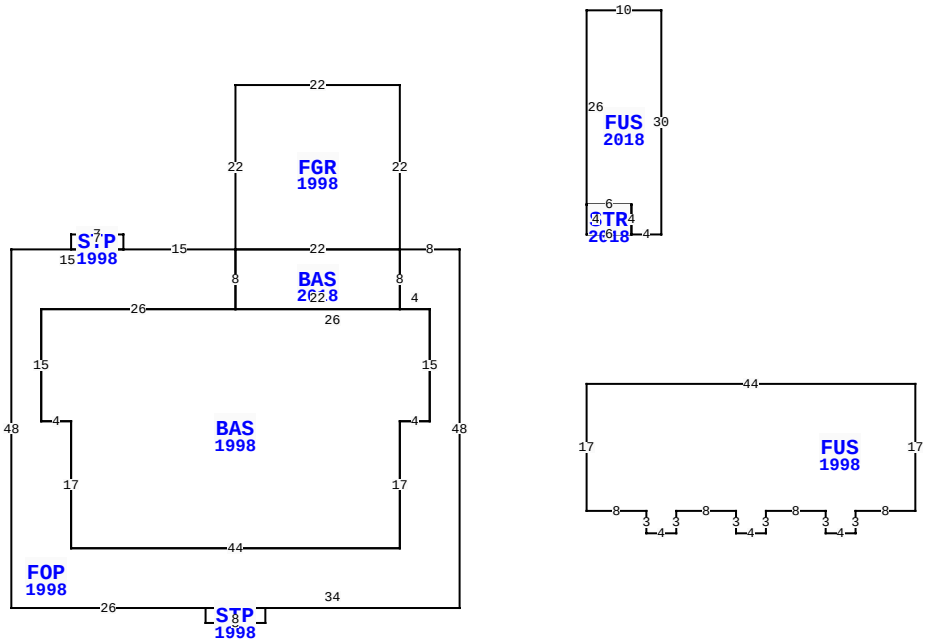
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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
BAS	1,528	100	1998	1,528	238,327
BAS	176	100	2018	176	27,451
FGR	484	55	1998	266	41,489
FOP	1,176	30	1998	353	55,059
FUS	784	100	1998	784	122,283
FUS	276	100	2018	276	43,049
STP	14	10	1998	1	156
STP	16	10	1998	2	312
STR	24	10	2018	2	312
TOTALS	4,478			3,388	528,439

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,388	106.7200	168.62	571,285	1998	2008	0	0	0	7.50	92.50

1 SFR CUST – 100% - 2022 Heated Area: 2764 HX Base Yr 2022



96097 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		554,425
TOTAL MARKET OB/XF VALUE		18,520
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		692,945
SOH/AGL Deduction		176,098
ASSESSED VALUE		516,847
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		466,125
TOTAL JUST VALUE		692,945
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		640,658

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018397	GARAGE	79,775	12/14/2022
974304	NEW CONSTR	135,000	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2491/1078	8/27/2021	WD	Q	I	01	625,000
GRANTOR: BURKE SHIRLEY JEAN						
GRANTEE: LAW KEVIN & BRIANNA						
2160/1235	11/28/2017	WD	Q	I	01	395,000
GRANTOR: OWENS ROBERT L & THER						
GRANTEE: BURKE RICHARD B & S						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1998] W22 S22 FOP=[YR=1998] W15 STP=[YR=1998] N2 W7 S2 E7$ W15 S48 E26 STP=[YR=1998] S2 E8 N2 W8$ E34 N48 W8 S8 E4 S15 W4 S17 W44 N17 W4 N15 E26 N8$ BAS=[YR=2018] S8 BAS=[YR=1998] W26 S15 E4 S17 E44 N17 E4 N15 W26$ E22 N8 W22$ E22 N22$ PTR=E25 S40 FUS=[YR=1998] E44 S17 W8 S3 W4 N3 W8 S3 W4 N3 W8S3 W4 N3 W8 N17$ N40 W25$ PTR= E25 N10 FUS=[YR=2018] E10 S30 W4 STR=[YR=2018] W6 N4 E6 S4$ N4 W6 N26$ S10 W25$.

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	0810	CONCRETE A	0	100	32	5	160.00	SF	6.50	6.50	100	1998	1998	3	73	759	
2	0810	CONCRETE A	0	100	0	0	1,114.00	SF	6.50	6.50	100	1998	1998	3	73	5,286	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
4	1242	WD DECK A	1	100	0	0	864.00	SF	10.00	10.00	100	2023	2023		97	8,381	
5	0751	UOP	1	100	0	0	132.00	SF	10.00	10.00	100	2023	2023		98	1,294	

LAND DESCRIPTION

TOTAL OB/XF 18,520

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	100	0008	RSF-1	0.00	0.00	1.50	AC		1.00	1.00	1.00	80,000.00	80,000.00	120,000							

REVIEW DATE 06/21/2023 BY DJ Total Acres: 1.50 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/30/2025 BY SYS

PT UNNUMBERED 31.5 ACRE TRACT
OF PBK 1/1 IN OR 2491/1078
GLENWOOD S/D PBK 1/1

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YULEE, FL 32097

2025

50-3N-28-5280-0001-015A

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Floo	03	CONC FINSH 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

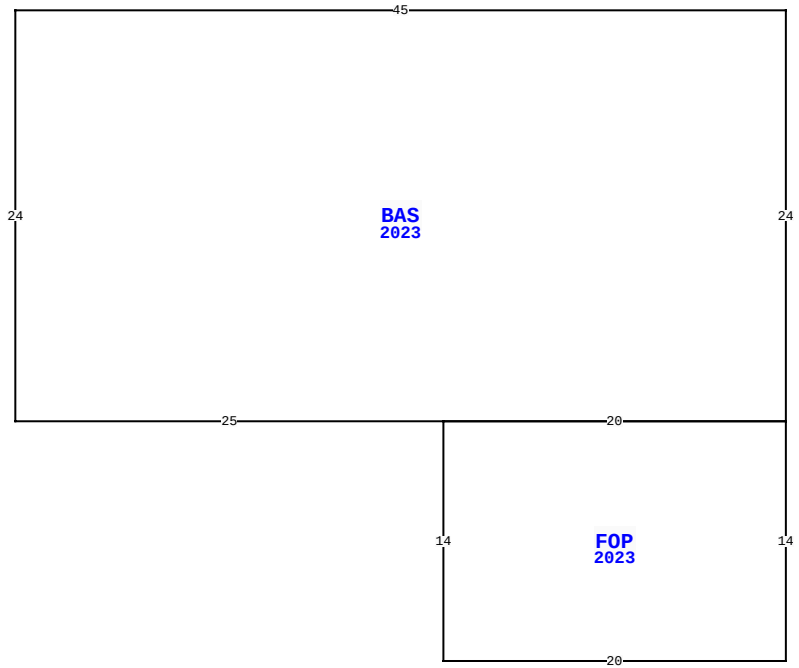
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	2023	1,080	24,110
FOP	280	30	2023	84	1,875
TOTALS	1,360			1,164	25,986

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,164	60.9500	22.55	26,248	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 1080 HX Base Yr 2022



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96097 GLENWOOD RD, YULEE

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2160/1235	11/28/2017	WD	Q	I	01	395,000
GRANTOR: OWENS ROBERT L & THER						
GRANTEE: BURKE RICHARD B & S						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2023;ORIG=130,34] W20 S14 E20 N14 $
BAS=[YR=2023;ORIG=130,10] W45 S24 E25 E20 N24 $
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EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/21/2023 BY DJ Total Acres: 1.50 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/30/2025 BY SYS